

**Department of
Conservation and
Development**

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**Contra
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**NOTICE OF PREPARATION AND
NOTICE OF PUBLIC SCOPING MEETING**

- Date:** December 19, 2022
- To:** California State Clearinghouse
Contra Costa County Clerk
Responsible and Trustee Agencies
Interested Parties and Organizations
- Subject:** Re-Issued Notice of Preparation (NOP) for the Contra Costa County Housing Element Update Environmental Impact Report (EIR)
- Lead Agency:** Contra Costa County
- Applicant:** Contra Costa County
30 Muir Road, Martinez, CA 94553
(925) 655-2901
- Contact:** Daniel Barrios, Senior Planner (925) 655-2901
- Project Title:** Contra Costa County 6th Cycle Housing Element Update
- Project Location:** Contra Costa County is located on the eastern side of San Francisco Bay in Northern California. Contra Costa County is surrounded by Solano County and Sacramento County to the north, San Joaquin County to the east, Alameda County to the south, and Marin County to the west. Interstates 80 and 680, and State Routes 4 and 24, traverse the county and offer access to neighboring counties (See Figure 1, *Regional Location*).

RE-ISSUED NOP

This Notice of Preparation (NOP) replaces the previous NOP issued July 27, 2022, titled "Notice of Preparation and Notice of Public Scoping Meeting" for the Contra Costa Housing Element Update Environmental Impact Report (EIR). A public scoping meeting was conducted on August 15, 2022 and the public comment period for the NOP closed on August 26, 2022. The County is re-issuing the NOP because substantial changes have been made to the County's Housing Sites Inventory including the addition of 42 new sites that were not previously included in the original NOP and the subtraction of 114 sites that are no longer in the sites inventory. The sites that

have been added to the inventory are bolded in Tables 1 through 3, while the sites that have been removed from the inventory are listed in Table 4. These sites are included in the Draft Housing Element issued on November 18, 2022. Please disregard the July 27, 2022, NOP and use this NOP when commenting on the project. **Comments submitted in response to the original NOP are on record and will be considered.** Note that the State Clearinghouse Number 2022070481 will remain unchanged. Please email your written comments to Daniel Barrios at housing.element@dcd.cccounty.us or physically mail them to:

Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Attn: Daniel Barrios

When providing comments, please include the name, email and/or telephone number for a contact person at your agency or organization who can answer questions about the comment.

PURPOSE

In accordance with Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, Contra Costa County, as lead agency, will prepare an Environmental Impact Report (EIR) for the Contra Costa County Housing Element Update (Housing Element Update). Pursuant to Section 15082(a) of the CEQA Guidelines, Contra Costa County (County) has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the Housing Element Update and its potential effects. The County is soliciting your comments on the scope of the environmental analysis.

Section 15082(b) of the CEQA Guidelines requires comments to be provided within 30 days of receipt of a NOP. In compliance with the time limits mandated by CEQA, the comment period for this NOP is from **December 19, 2022, to January 18, 2023**. Please email your written comments to housing.element@dcd.cccounty.us or physically mail them to the Conservation and Development Department at 30 Muir Road, Martinez, CA 94553. Please include the name, email and/or telephone number of a contact person at your agency or organization who can answer questions about the comment. **Comments submitted in response to the original NOP are on record and will be considered.**

PROJECT DESCRIPTION & SUMMARY

The Contra Costa County Housing Element Update (proposed project) is one of the required elements of the General Plan. As a policy document, the Housing Element does not normally result in physical changes to the environment but rather encourages the provision of affordable housing within the land use designations shown in the Land Use Element of the General Plan. The Housing Element identifies policy direction to meet the housing needs of the County by preserving existing homes and clarifying priorities for housing creation. The proposed Housing Element will include an overview of housing policies and programs and will identify locations that can accommodate future housing.

The proposed project will require that the County redesignate land to meet the Regional Housing Needs Allocation (RHNA) of 7,610 total housing units. The County also intends to comply with No-Net-Loss (Gov. Code Section 65863) through identifying a surplus of sites available to meet its RHNA allocation. In total, the County's surplus unit capacity is 2,485 units. In order to meet this requirement, the County must redesignate up to approximately 560 acres of land.

The proposed project would require changes in land use designations for sites that currently allow residential uses but would need to be redesignated to allow for increased residential density, in addition to sites with designations that do not currently allow residential density and would need to be redesignated to allow residential development.

The Housing Element Update also includes an additional 92 acres of land that do not require a designation or zone change but are counted toward the County's RHNA.

For the purposes of the analysis, the housing sites will be categorized in the following way:

- **Residential Sites with Increasing Allowable Density:** Shown in Table 1, Residential Sites with Increasing Allowable Density, these sites are currently designated for residential uses and are proposed to be redesignated to accommodate increased residential densities. This category encompasses approximately 473 acres across 330 parcels. Maximum buildout¹ of these sites result in 15,572 residential units. The sites in this category correspond to those in Table B in Appendix A of the draft Housing Element Update.
- **Non-Residential Sites Proposed to Allow Residential Units:** Shown in Table 2, Non-Residential Sites Proposed to Allow Residential Units, these sites are currently designated for a variety of non-residential uses and are proposed to be redesignated to allow residential uses. This category encompasses approximately 86 acres across 46 parcels. Maximum buildout of these sites under their new designations would result in 4,053 residential units. The sites in this category correspond to those in Table B in Appendix A of the draft Housing Element Update.
- **Suitably Designated/Zoned Sites:** Shown in Table 3, these are sites in the Housing Element sites inventory that do not require a designation or zone change to contribute to the County's RHNA. This category includes 153 parcels that encompass a combined approximate 92 acres. Maximum buildout of these sites is 791 residential units. The sites in this category correspond to those in Table A in Appendix A of the draft Housing Element Update.

¹ "Maximum buildout" refers to the maximum allowed units under each site's proposed maximum allowable density. This is generated by multiplying the proposed maximum allowable density by each site's acreage. Note that this calculation assumes that the entire acreage of every site is developable for residential uses. It is furthermore assumed that all sites will be developed to 100 percent of their maximum allowed density.

As shown in Tables 1 through 3, each site’s “proposed maximum allowable units” assumes that the entire acreage of the site will be developed at its maximum allowable density. This was calculated by multiplying the acreage of the site by its proposed maximum allowable density. This scenario is highly conservative as it is unlikely that 100 percent of the sites would be developed at 100 percent of their allowed capacity. The proposed Housing Element Update used a different methodology to calculate the unit allocation of each site for the purposes of the County’s RHNA. The “realistic capacity” used in the proposed Housing Element was based on a variety of assumptions including current and historic development trends in the County and the units contributed by current development applications (see page 155 of the draft Housing Element, for more details). For purposes of this EIR, full development of the properties at the allowable density is assumed.

The location of all parcels affected by the proposed project is shown on Figures 2 through 20. It should also be noted that this project will not change the land use designations or zoning of any of the parcels in Tables 1 through 3, as this action will occur with the larger General Plan Update that is already in progress and will have its own EIR. However, this EIR will evaluate the sites using the proposed general plan land use designations as currently under consideration. An objective of this project is to publicly review the list of sites to determine if there are significant environmental impacts that would affect any future change in designation or density.

Development under the Housing Element Update would be located within the Urban Limit Line and comply with the 65/35 Standard, which limits urban development to no more than 35 percent of the land area of the County, preserving the remaining 65 percent for agriculture, open space, wetlands, parks, and other non-urban uses.

The update to the Contra Costa County General Plan and Zoning Ordinance is underway (<https://envisioncontracosta2040.org/>) but will not be complete before the housing element adoption deadline of January 2023. Therefore, because it is not known for certain which of the sites shown in Tables 1 and 2 will be redesignated to meet the RHNA, the County is preparing this EIR to evaluate the cumulative impacts of all the sites in Tables 1 through 3 at a programmatic level. Additional information regarding the Housing Element Update can be found on the County’s website: <https://www.contracosta.ca.gov/8525/Housing-Element-Update>.

Project Objectives

The Housing Element is an integral part of the County’s General Plan and is the only element that must be certified by the state. Adoption of a certified Housing Element is essential to meeting grant funding requirements for the County. The proposed Housing Element has the following goals that form the project objectives for the purpose of this EIR:

- Maintain and improve the quality of the existing housing stock and residential neighborhoods in Contra Costa County;
- Preserve the existing affordable housing stock in Contra Costa County;
- Increase the supply of housing with a priority on the development of affordable housing, including housing affordable to extremely low-income households;

- Increase the supply of appropriate and supportive housing for special-needs populations;
- Improve housing affordability for both renters and homeowners;
- Provide adequate sites through appropriate land use and zoning designations to accommodate the County's share of regional housing needs;
- Mitigate potential governmental constraints to housing development and affordability;
- Promote equal opportunity for all residents to reside in the housing of their choice; and
- Promote energy-efficient retrofits of existing dwellings and exceeding building code requirements in new construction.

ENVIRONMENTAL IMPACT REPORT

As all the CEQA topics will be included in the EIR, the County has not prepared an Initial Study as permitted in Section 15060(d) of the CEQA Guidelines.

Probable Environmental Effects

The County has determined that implementation of the Housing Element Update may have a significant effect on the environment. The EIR will evaluate the potential for the Housing Element Update to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

Probable Environmental Effects: The County has determined that the implementation of the Housing Element Update may have a significant effect on the environment. The EIR will evaluate the potential for the Housing Element Update to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Mitigation will be proposed for those impacts that are determined to be significant. Mitigation will be identified, and a mitigation monitoring and reporting program will be developed as required by the CEQA Guidelines (Section 15150). The EIR will evaluate the following topics:

- **Aesthetics:** The potential for new development to affect aesthetics in the County will be evaluated in the EIR.
- **Agriculture and Forestry Resources:** There is a possibility that one or more sites in Table 1 is on prime agricultural land; therefore, the EIR will evaluate the potential for agricultural land conversion.
- **Air Quality:** Construction and operation of housing could result in air pollutant emissions. Ground disturbance during site development activities will generate dust and construction equipment will create short-term pollutant emissions. Development accommodated under the Housing Element update could result in additional vehicular traffic that would generate air pollution, exacerbated by the County's location in a climate with high winds present, and proximity to high-traffic corridors. Air quality impacts will be evaluated in the EIR.

- **Biological Resources:** Development under the Housing Element Update may have an adverse effect on rare, threatened, or endangered species and/or the habitat that supports them, which could impact potential development outcomes. In addition, such development could potentially affect existing wildlife corridors. The Housing Element Update could affect riparian habitat and/or wetlands. The EIR will evaluate the potential for the sites to affect mapped habitat but will not provide information on a parcel level basis.
- **Cultural and Tribal Cultural Resources:** Development accommodated under the Housing Element Update may have an adverse effect on historic archaeological, and/or tribal cultural resources. There is the potential for construction-related effects on historical and archaeological resources. As part of the EIR process, both SB-18 and AB-2 tribal consultation will be completed. Cumulative impacts will be discussed at a programmatic level in the EIR, but individual site analysis will not be part of this effort.
- **Geological Resources:** Development accommodated under the Housing Element Update may result in soil erosion or the loss of topsoil and/or allow development in areas with geologic or soils constraints. There could be impacts associated with grading, such as increased wind and water erosion potential. Impacts may involve disruptions of the soil, changes in topography, erosion from wind or water, and other impacts, as well as a potential of development on paleontological resources. The EIR will summarize the construction process and identify any sites that may be within areas of known geologic concern.
- **Greenhouse Gas:** It is likely that future development may contribute to cumulative increases in greenhouse gases. The EIR will analyze impacts of the Housing Element Update on greenhouse gas emissions and provide reduction methods, as needed.
- **Hazards:** The EIR will identify hazards that could be created or made worse because of the Housing Element Update.
- **Hydrology and Water Quality:** Development accommodated under the Housing Element Update may affect groundwater supplies, could change drainage patterns, and/or could have the potential to contribute polluted stormwater runoff. There could be impacts related to urban runoff and flooding potential, as well as to water quality. The EIR will evaluate these issues at a programmatic level.
- **Land Use:** The Housing Element Update will affect some of the land use designations currently under review as part of the larger General Plan Update. As the Housing Element Update must be approved before the updated General Plan will be adopted, the EIR will evaluate the potential for impact associated with the new land use designations.
- **Noise:** Increases in traffic because of future development accommodated under the Housing Element Update may result in an increase in ambient and transportation noise. Noise impacts will be evaluated in the EIR.
- **Public Services and Utilities:** Additional growth generated by the development accommodated under the Housing Element Update will increase demand on the County's services and utilities. The EIR will evaluate the availability and capacity of the systems to provide for the increase in growth.

- **Recreation:** The proposed project would result in an increase in recreational use. The EIR will evaluate impacts to existing recreational facilities because of the Housing Element Update.
- **Transportation:** Future development may result in impacts on the circulation system, including facilities outside the County’s jurisdiction. The EIR will include an analysis of vehicle miles traveled.
- **Wildfire:** Portions of the County are subject to an increase in fire hazards due to ongoing drought conditions. The Housing Element Update EIR will include a discussion of potential environmental impacts, as well as mitigation to reduce impacts.

TYPE OF EIR

The County will prepare a program EIR pursuant to Section 15168 of the CEQA Guidelines. Use of a program EIR allows analysis consistent with the high-level nature of the Housing Element. The Housing Element Update EIR will serve as a cumulative impact analysis for implementation of the Housing Element Update.

USE OF THE HOUSING ELEMENT UPDATE EIR

Later projects implemented after the Housing Element Update will be examined considering the Housing Element Update EIR to determine whether an additional environmental document must be prepared. In addition, the CEQA Guidelines currently provide for streamlining through Section 15183 (Projects Consistent with a Community Plan or Zoning), Section 15183.3 (Streamlining for Infill Projects), and Section 15183.5 (Tiering and Streamlining the Analysis of Greenhouse Gas Emissions). The County intends to promote streamlining for future development through certification of the Housing Element Update EIR. Later development may have to conduct site-specific environmental analysis; however, the cumulative analysis will be addressed in the Housing Element Update EIR and proposed policies.

If you have questions or require additional information, please contact Daniel Barrios, Senior Planner, at (925) 655-2901, or by email at housing.element@dcd.cccounty.us.

Attachments:

- Table 1 – Residential Sites with Increasing Allowable Density
- Table 2 – Non-Residential Sites Proposed to Allow Residential Units
- Table 3 – Suitably Designated/Zoned Sites
- Table 4 – Sites that have been Removed from the Inventory
- Figure 1 – Regional Location
- Figure 2 – Housing Sites Inventory - Alamo
- Figure 3 – Housing Sites Inventory - Byron
- Figure 4 – Housing Sites Inventory – Saranap/Parkmead
- Figure 5 – Housing Sites Inventory – Discovery Bay
- Figure 6 – Housing Sites Inventory – Reliez Valley
- Figure 7 – Housing Sites Inventory – Contra Costa Centre
- Figure 8 – Housing Sites Inventory – North Richmond
- Figure 9 – Housing Sites Inventory – East Richmond Heights
- Figure 10 – Housing Sites Inventory – El Sobrante
- Figure 11 – Housing Sites Inventory – El Sobrante/Tara Hills (South)
- Figure 12 – Housing Sites Inventory – Pleasant Hill (Unincorporated)

- Figure 13 – Housing Sites Inventory – Pacheco
- Figure 14 – Housing Sites Inventory – Bayview/Tara Hills (North)
- Figure 15 – Housing Sites Inventory – Vine Hill
- Figure 16 – Housing Sites Inventory – Clyde
- Figure 17 – Housing Sites Inventory – Bay Point (West)
- Figure 18 – Housing Sites Inventory – Bay Point (East)
- Figure 19 – Housing Sites Inventory – Rodeo
- Figure 20 – Housing Sites Inventory – Crockett

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
003120008	4.94	Byron	Single-Family Residential - Medium Density	RMH	30	148
003120009	5.08	Byron	Single-Family Residential - Medium Density	RMH	30	153
011230041	5.07	Discovery Bay	Single Family Residential	RM	17	86
093036010	0.21	Bay Point	Willow Pass Road Mixed Use	MU*	75	16
093036014	0.37	Bay Point	Willow Pass Road Mixed Use	MU*	75	28
093036015	1.23	Bay Point	Willow Pass Road Mixed Use	MU*	75	92
093121001	10.99	Bay Point	Single-Family Residential - High Density	RMH	30	330
093170056	0.56	Bay Point	Multiple-Family Residential - High Density	RH	70	39
093170069	1.41	Bay Point	Bay Point Residential Mixed Use	MU*	125	176
093170071	0.53	Bay Point	Bay Point Residential Mixed Use	MU*	125	66
093170074	0.05	Bay Point	Bay Point Residential Mixed Use	MU*	125	6
093170080	0.27	Bay Point	Bay Point Residential Mixed Use	MU*	125	34
093191025	0.16	Bay Point	Willow Pass Road Mixed Use	MU*	75	12
093192026	0.29	Bay Point	Single-Family Residential - High Density	RM	17	5
093193002	0.14	Bay Point	Single-Family Residential - High Density	RM	17	2
093193035	0.18	Bay Point	Single-Family Residential - High Density	RM	17	3
095021002	0.57	Bay Point	Single-Family Residential - High Density	RMH	30	17
095022025	0.30	Bay Point	Willow Pass Road Mixed Use	MU*	75	23
095022026	0.10	Bay Point	Willow Pass Road Mixed Use	MU*	75	7
095022027	0.07	Bay Point	Willow Pass Road Mixed Use	MU*	75	6
095034002	0.12	Bay Point	Willow Pass Road Mixed Use	MU*	75	9
095071010	0.50	Bay Point	Single-Family Residential - High Density	RM	17	8
095075025	0.21	Bay Point	Single-Family Residential - High Density	RM	17	4
095081020	0.77	Bay Point	Single-Family Residential - High Density	MU*	75	58
095081023	0.71	Bay Point	Willow Pass Road Mixed Use	MU*	75	53
095083023	0.16	Bay Point	Willow Pass Road Mixed Use	MU*	75	12
095084025	0.22	Bay Point	Single-Family Residential - High Density	RM	17	4
095101001	0.42	Bay Point	Single-Family Residential - Medium Density	RM	17	7
095101002	0.42	Bay Point	Single-Family Residential - Medium Density	RM	17	7
095102003	0.66	Bay Point	Single-Family Residential - Medium Density	RM	17	11
095102020	0.44	Bay Point	Single-Family Residential - Medium Density	RM	17	7
095107015	0.40	Bay Point	Single-Family Residential - Medium Density	RM	17	7
096012008	0.13	Bay Point	Single-Family Residential - High Density	RMH	30	4
096012009	0.06	Bay Point	Single-Family Residential - High Density	RMH	30	2
096015011	0.22	Bay Point	Single-Family Residential - High Density	RMH	30	7
096015015	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096015016	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096016002	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
096016003	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096016005	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096016013	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096016018	0.20	Bay Point	Single-Family Residential - High Density	RMH	30	6
096017008	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096018007	0.18	Bay Point	Single-Family Residential - High Density	RMH	30	5
096018015	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096019017	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096019025	0.25	Bay Point	Willow Pass Road Mixed Use	MU*	75	19
096020022	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096020039	0.08	Bay Point	Single-Family Residential - High Density	RMH	30	2
096020042	0.09	Bay Point	Single-Family Residential - High Density	RMH	30	3
096020050	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096020062	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096020082	0.17	Bay Point	Willow Pass Road Mixed Use	MU*	75	13
096020093	0.09	Bay Point	Single-Family Residential - High Density	RMH	30	3
096020173	0.17	Bay Point	Single-Family Residential - High Density	RMH	30	5
096031018	0.62	Bay Point	Multiple-Family Residential - Low Density	RH	70	43
096031019	1.02	Bay Point	Multiple-Family Residential - Low Density	RH	70	71
096032011	0.12	Bay Point	Multiple-Family Residential - Low Density	MU*	75	9
096032016	0.12	Bay Point	Multiple-Family Residential - Low Density	MU*	75	9
096032028	0.31	Bay Point	Willow Pass Road Mixed Use	MU*	75	24
096032032	0.92	Bay Point	Multiple-Family Residential - Low Density	MU*	75	69
096033028	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096033035	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096033037	0.15	Bay Point	Single-Family Residential - High Density	MU*	75	11
096033039	0.35	Bay Point	Willow Pass Road Mixed Use	MU*	75	26
096041001	0.33	Bay Point	Single-Family Residential - High Density	RMH	30	10
096041013	0.35	Bay Point	Single-Family Residential - High Density	RMH	30	11
096041026	0.37	Bay Point	Single-Family Residential - High Density	RMH	30	11
096042020	0.41	Bay Point	Single-Family Residential - High Density	RMH	30	12
096043002	0.64	Bay Point	Single-Family Residential - High Density	RMH	30	19
096044001	0.42	Bay Point	Single-Family Residential - High Density	RMH	30	12
096044009	0.33	Bay Point	Single-Family Residential - High Density	RMH	30	10
096044010	0.34	Bay Point	Single Family Residential	RMH	30	10
096050007	1.09	Bay Point	Single Family Residential	RMH	30	33
096044002	0.20	Bay Point	Single-Family Residential - High Density	RMH	30	6
096044003	0.41	Bay Point	Single-Family Residential - High Density	RMH	30	12

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
096044007	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096050011	0.80	Bay Point	Single-Family Residential - High Density	RMH	30	24
096050012	0.15	Bay Point	Single-Family Residential - High Density	RMH	30	4
096050013	0.15	Bay Point	Single-Family Residential - High Density	RMH	30	4
096050014	0.16	Bay Point	Single-Family Residential - High Density	RMH	30	5
096050016	2.96	Bay Point	Single Family Residential	RMH	30	89
098052053	0.12	Bay Point	Single-Family Residential - High Density	RM	17	2
098180005	1.46	Bay Point	Single-Family Residential - Medium Density	RM	17	25
098180041	0.76	Bay Point	Single-Family Residential - Medium Density	RM	17	13
098180043	0.82	Bay Point	Single-Family Residential - Medium Density	RM	17	14
098230023	0.61	Bay Point	Single-Family Residential - High Density	RM	17	10
098250013	256.18	Bay Point	Multi-Family Residential - Medium Density	RMH	30	7685
125071011	0.23	Pacheco	Multiple-Family Residential - Medium Density	RMH	30	7
125071012	0.27	Pacheco	Multiple-Family Residential - Medium Density	RMH	30	8
148221033	1.81	Walnut Creek	Pleasant Hill BART Mixed Use	MU*	125	226
148350009	0.45	Walnut Creek	Single-Family Residential - Low Density	RH	60	27
148350010	0.48	Walnut Creek	Single-Family Residential - Low Density	RH	60	29
148350011	1.01	Walnut Creek	Single-Family Residential - Low Density	RH	60	61
148350020	1.79	Walnut Creek	Single-Family Residential - Low Density	RH	60	107
166030001	1.00	Pleasant Hill	Single-Family Residential - Low Density	RL	3	3
166030002	2.12	Pleasant Hill	Single-Family Residential - Low Density	RL	3	6
172040025	0.30	Contra Costa Centre	Single-Family Residential - Medium Density	MU*	125	37
172040026	0.29	Contra Costa Centre	Single-Family Residential - Medium Density	MU*	125	37
172040034	0.35	Contra Costa Centre	Single-Family Residential - Medium Density	MU*	125	44
172040035	0.13	Contra Costa Centre	Single-Family Residential - Medium Density	MU*	125	16
172080007	17.21	Contra Costa Centre	Single Family Residential	RM	17	293
172120002	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	43
172120003	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	43
172120004	0.34	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	42
172120005	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120006	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120007	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120008	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120009	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120010	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	44
172120011	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	43
172120012	0.34	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	42
172120013	0.34	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	42

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
172120025	0.33	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	42
172120027	0.36	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	45
172120028	0.37	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	46
172120051	0.34	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	42
172120052	0.35	Walnut Creek	Multiple-Family Residential - High Density	RVH	125	43
172150012	13.47	Contra Costa Centre	Single Family Residential	RM	17	229
191062022	1.64	Alamo	Single-Family Residential - Low Density	RM	17	28
191080001	1.18	Alamo	Single-Family Residential - Low Density	RM	17	20
197010013	0.23	Alamo	Multiple-Family Residential - Medium Density	RMH	30	7
197010014	0.24	Alamo	Multiple-Family Residential - Medium Density	RMH	30	7
197010016	0.24	Alamo	Multiple-Family Residential - Medium Density	RMH	30	7
197030001	0.61	Alamo	Single-Family Residential - Low Density	RM	17	10
197030026	5.68	Alamo	Single-Family Residential - Low Density	RMH	30	170
197030027	0.61	Alamo	Single-Family Residential - Low Density	RMH	30	18
197040011	0.55	Alamo	Single-Family Residential - Low Density	RM	17	9
197040012	3.64	Alamo	Single-Family Residential - Low Density	RM	17	62
354173009	0.12	Crockett	Single-Family Residential - High Density	RMH	30	3
354173010	0.12	Crockett	Single-Family Residential - High Density	RMH	30	3
354177007	0.12	Crockett	Single-Family Residential - High Density	RMH	30	3
357042016	0.14	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	11
357052002	0.14	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	11
357081003	0.26	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	19
357140010	0.12	Rodeo	Parker Avenue Mixed Use	MU*	75	9
357140016	0.12	Rodeo	Parker Avenue Mixed Use	MU*	75	9
357140045	0.07	Rodeo	Parker Avenue Mixed Use	MU*	75	5
357161001	0.22	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	16
357161002	0.17	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	13
357161006	0.11	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	8
357161013	0.90	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	68
357171002	0.10	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	8
357171008	0.23	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	18
357171010	0.42	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	31
357171019	0.11	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	8
357171020	0.04	Rodeo	Downtown/Waterfront Rodeo Mixed Use	MU*	75	3
357194001	0.74	Rodeo	Single-Family Residential - High Density	RM	17	13
357196012	0.15	Rodeo	Multiple-Family Residential - Low Density	RM	17	2
357371013	0.17	Rodeo	Single-Family Residential - High Density	RM	17	3
380120066	0.63	Vine Hill	Single-Family Residential - High Density	RM	17	11

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
380194010	0.39	Vine Hill	Multiple-Family Residential - High Density	MU*	75	29
380220066	0.75	Vine Hill	Multiple-Family Residential - High Density	MU*	75	57
403030005	12.79	Bay View	Montalvin Manor Mixed Use	MU*	75	959
405203018	0.73	San Pablo	Multiple-Family Residential - High Density	RMH	30	22
408160016	0.16	North Richmond	Single-Family Residential - High Density	RMH	30	5
409011012	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021007	0.12	North Richmond	Single-Family Residential - High Density	RMH	30	3
409021008	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021010	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021027	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021028	0.09	North Richmond	Single-Family Residential - High Density	RMH	30	3
409021032	0.15	North Richmond	Single-Family Residential - High Density	RMH	30	4
409021034	0.08	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021037	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021040	0.05	North Richmond	Single-Family Residential - High Density	RMH	30	2
409021041	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409031004	0.05	North Richmond	Single-Family Residential - High Density	RMH	30	2
409032013	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409032015	0.12	North Richmond	Single-Family Residential - High Density	RMH	30	4
409032019	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409033001	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409033012	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409033023	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409033025	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409041006	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409042014	0.45	North Richmond	Single-Family Residential - High Density	RMH	30	14
409042021	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409042022	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409051002	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409051008	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409052001	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409052003	0.23	North Richmond	Single-Family Residential - High Density	RMH	30	7
409052009	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409060009	0.23	North Richmond	Single-Family Residential - High Density	RMH	30	7
409060013	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409060018	0.35	North Richmond	Single-Family Residential - High Density	RMH	30	10
409060029	0.12	North Richmond	Single-Family Residential - High Density	RMH	30	4
409060043	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
409060044	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409080005	0.05	North Richmond	Single-Family Residential - High Density	RMH	30	2
409100004	0.58	North Richmond	Single-Family Residential - High Density	RMH	30	17
409110007	0.19	North Richmond	Single-Family Residential - High Density	RMH	30	6
409120005	0.18	North Richmond	Single-Family Residential - High Density	RMH	30	5
409120011	0.41	North Richmond	Multiple-Family Residential - Low Density	MU*	75	31
409120012	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409131003	0.23	North Richmond	Single-Family Residential - High Density	RMH	30	7
409131010	0.09	North Richmond	Single-Family Residential - High Density	RMH	30	3
409131014	0.04	North Richmond	Single-Family Residential - High Density	RMH	30	1
409131015	0.04	North Richmond	Single-Family Residential - High Density	RMH	30	1
409132002	0.12	North Richmond	Multiple-Family Residential - Low Density	RMH	30	4
409132007	0.51	North Richmond	Multiple-Family Residential - Low Density	MU*	75	38
409132016	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409141006	0.18	North Richmond	Single-Family Residential - High Density	RMH	30	6
409141012	0.12	North Richmond	Single-Family Residential - High Density	RMH	30	3
409142005	0.49	North Richmond	Single-Family Residential - High Density	RMH	30	15
409142012	0.10	North Richmond	Single-Family Residential - High Density	RMH	30	3
409142014	0.40	North Richmond	Single-Family Residential - High Density	RMH	30	12
409142015	0.10	North Richmond	Single-Family Residential - High Density	RMH	30	3
409142016	0.10	North Richmond	Single-Family Residential - High Density	RMH	30	3
409151005	0.23	North Richmond	Single-Family Residential - High Density	RMH	30	7
409151011	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409152002	0.10	North Richmond	Multiple-Family Residential - Medium Density	MU*	75	7
409152007	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409161001	0.11	North Richmond	Single-Family Residential - High Density	MU*	75	9
409161003	0.17	North Richmond	Multiple-Family Residential - High Density	MU*	75	13
409161008	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409162008	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409162018	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409162024	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409162025	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409171012	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409171015	0.24	North Richmond	Single-Family Residential - High Density	RMH	30	7
409171023	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409171024	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409172017	0.13	North Richmond	Single-Family Residential - High Density	RMH	30	4
409172027	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
409172028	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409181008	0.12	North Richmond	Single-Family Residential - High Density	RMH	30	4
409182002	0.26	North Richmond	Single-Family Residential - High Density	MU*	75	20
409182020	0.07	North Richmond	Single-Family Residential - High Density	RMH	30	2
409182023	0.07	North Richmond	Single-Family Residential - High Density	MU*	75	5
409182024	0.06	North Richmond	Single-Family Residential - High Density	MU*	75	4
409191001	0.35	North Richmond	Single-Family Residential - High Density	MU*	75	26
409191009	0.23	North Richmond	Single-Family Residential - High Density	MU*	75	17
409191013	0.17	North Richmond	Single-Family Residential - High Density	MU*	75	13
409192001	0.12	North Richmond	Single-Family Residential - High Density	MU*	75	9
409200009	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409200015	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409200016	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409200024	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409200025	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409210011	0.53	North Richmond	Multiple-Family Residential - Low Density	RMH	30	16
409210020	0.67	North Richmond	Multiple-Family Residential - Low Density	RMH	30	20
409210021	1.37	North Richmond	Multiple-Family Residential - Low Density	RMH	30	41
409210022	2.16	North Richmond	Multiple-Family Residential - Low Density	RMH	30	65
409210023	3.03	North Richmond	Multiple-Family Residential - Low Density	RMH	30	91
409210024	1.28	North Richmond	Multiple-Family Residential - Low Density	RMH	30	38
409210025	0.70	North Richmond	Multiple-Family Residential - Low Density	RMH	30	21
409210026	1.60	North Richmond	Multiple-Family Residential - Low Density	RMH	30	48
409220006	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409220007	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409220008	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409230015	0.07	North Richmond	Single-Family Residential - High Density	MU*	75	6
409240017	0.15	North Richmond	Single-Family Residential - High Density	MU*	75	11
409240019	0.08	North Richmond	Single-Family Residential - High Density	MU*	75	6
409240029	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409240030	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409251019	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409251020	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409251021	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409251022	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409252008	0.19	North Richmond	Single-Family Residential - High Density	RMH	30	6
409261009	0.06	North Richmond	Single-Family Residential - High Density	MU*	75	4
409261012	0.06	North Richmond	Single-Family Residential - High Density	MU*	75	4

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
409261013	0.12	North Richmond	Single-Family Residential - High Density	MU*	75	9
409261015	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409261016	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409271005	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409271007	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409271011	0.12	North Richmond	Single-Family Residential - High Density	MU*	75	9
409271021	0.09	North Richmond	Single-Family Residential - High Density	RMH	30	3
409271025	0.07	North Richmond	Single-Family Residential - High Density	RMH	30	2
409272007	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409272009	0.23	North Richmond	Single-Family Residential - High Density	RMH	30	7
409272010	0.04	North Richmond	Single-Family Residential - High Density	RMH	30	1
409281001	0.40	North Richmond	Single-Family Residential - High Density	RMH	30	12
409281011	0.12	North Richmond	Single-Family Residential - High Density	MU*	75	9
409281014	0.06	North Richmond	Single-Family Residential - High Density	RMH	30	2
409282005	0.34	North Richmond	Single-Family Residential - High Density	RMH	30	10
409282006	0.12	North Richmond	Single-Family Residential - High Density	MU*	75	9
409282019	0.17	North Richmond	Single-Family Residential - High Density	MU*	75	13
409291008	0.11	North Richmond	Single-Family Residential - High Density	RMH	30	3
409291009	0.17	North Richmond	Single-Family Residential - High Density	RMH	30	5
409292001	0.61	North Richmond	Single-Family Residential - High Density	RMH	30	18
420090029	3.07	El Sobrante	Single-Family Residential - High Density	RM	17	52
420150030	0.45	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	13
420150033	0.93	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	28
420184015	2.78	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	83
420192018	0.39	El Sobrante	Single-Family Residential - High Density	RLM	7	3
420192037	0.76	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	23
420192042	0.19	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	6
420192043	0.47	El Sobrante	San Pablo Dam Road Mixed Use	MU*	30	14
425023011	2.94	El Sobrante	Single-Family Residential - High Density	RM	17	50
425040016	3.64	El Sobrante	Single-Family Residential - High Density	RM	17	62
425040024	2.33	El Sobrante	Single-Family Residential - High Density	RM	17	40
425061012	4.57	El Sobrante	Single-Family Residential - High Density	RM	17	78
425061032	0.20	El Sobrante	Single-Family Residential - High Density	RM	17	3
425061033	0.19	El Sobrante	Single-Family Residential - High Density	RM	17	3
425061034	0.17	El Sobrante	Single-Family Residential - High Density	RM	17	3
425072024	0.49	El Sobrante	Single-Family Residential - High Density	RM	17	8
425100054	0.30	El Sobrante	Appian Way General Mixed Use	MU*	30	9
425100056	0.56	El Sobrante	Appian Way General Mixed Use	MU*	30	17

Table 1 Residential Sites with Increasing Allowable Density

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
425142015	0.41	El Sobrante	Single-Family Residential - High Density	RM	17	7
425200006	3.12	El Sobrante	Multiple-Family Residential - Low Density	MU*	30	94
425210037	0.90	El Sobrante	Appian Way General Mixed Use	MU*	30	27
425210039	0.91	El Sobrante	Appian Way General Mixed Use	MU*	30	27
425210042	0.91	El Sobrante	Appian Way General Mixed Use	MU*	30	27
425210044	0.33	El Sobrante	Multiple-Family Residential - Low Density	MU*	30	10
425210045	1.30	El Sobrante	Multiple-Family Residential - Low Density	MU*	30	39
425230017	0.89	El Sobrante	Appian Way General Mixed Use	MU*	30	27
425230035	1.94	El Sobrante	Appian Way General Mixed Use	MU*	30	58
425230036	0.47	El Sobrante	Appian Way General Mixed Use	MU*	30	14
425230037	0.45	El Sobrante	Appian Way General Mixed Use	MU*	30	14
425230038	0.91	El Sobrante	Appian Way General Mixed Use	MU*	30	27
425240041	1.68	El Sobrante	Appian Way General Mixed Use	MU*	30	50
425252045	0.30	El Sobrante	Triangle Area Mixed Use	MU*	30	9
425252048	0.12	El Sobrante	Triangle Area Mixed Use	MU*	30	4
425252064	1.33	El Sobrante	Triangle Area Mixed Use	MU*	30	40
426261060	0.87	El Sobrante	Triangle Area Mixed Use	MU*	30	26
430012022	3.21	El Sobrante	Single-Family Residential - Medium Density	RLM	7	23
430152062	0.16	El Sobrante	Triangle Area Mixed Use	MU*	30	5
431010010	0.79	El Sobrante	Single-Family Residential - High Density	RMH	30	24
431010011	0.26	El Sobrante	Single-Family Residential - High Density	RMH	30	8
431020017	0.45	El Sobrante	Multiple-Family Residential - Low Density	RMH	30	13
433060014	1.55	El Sobrante	Multiple-Family Residential - Low Density	MU*	30	46
435070008	0.16	El Sobrante	Multiple-Family Residential - Low Density	RMH	30	5
435080005	0.99	El Sobrante	Multiple-Family Residential - Low Density	RMH	30	30
435171006	0.45	El Sobrante	Single-Family Residential - Medium Density	RLM	7	3
TOTAL	473					15,572

¹ Dwelling units per net acre unless otherwise indicated

² The maximum allowed density multiplied by the site's acreage

RMH = Residential Medium High Density

RM = Residential Medium Density

MU = Mixed Use

RH = Residential High Density

RL = Residential Low Density

RVH = Residential Very High Density

Note that bolded values are sites that have been added to the inventory since the release of the previous NOP

Table 2 Non-Residential Sites Proposed to Allow Residential Units

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
004182006	6.00	Discovery Bay	Commercial	MU*	75	450
008010039	4.60	Discovery Bay	Commercial	MU	75	345
011220039	6.42	Discovery Bay	Office	RMH	30	193
093170018	0.12	Bay Point	Commercial	MU*	125	16
093170021	0.13	Bay Point	Commercial	MU*	125	16
093170022	0.13	Bay Point	Commercial	MU*	125	16
093170076	0.06	Bay Point	Commercial	MU*	125	8
093170078	0.19	Bay Point	Commercial	MU*	125	23
095010010	6.97	Bay Point	Commercial	MU*	125	871
125130018	0.79	Pacheco	Public and Semi-Public	MU*	75	59
125130020	0.19	Pacheco	Commercial	MU*	75	14
125140005	0.47	Pacheco	Office	MU*	75	35
125155021	0.21	Pacheco	Office	MU*	75	15
159210004	0.26	Vine Hill	Commercial	MU	75	20
159210039	1.05	Vine Hill	Commercial	MU	75	79
159210042	4.33	Vine Hill	Commercial	MU	75	325
159210043	0.87	Vine Hill	Commercial	MU	75	65
159240005	10.00	Vine Hill	Light Industry	RVL	1	10
191093043	1.50	Alamo	Commercial	MU*	75	113
191093044	0.65	Alamo	Commercial	MU*	75	49
193070021	7.74	Alamo	Public and Semi-Public	PS	2.9	22
354072003	0.16	Crockett	Commercial	MU*	30	5
354094009	0.09	Crockett	Commercial	MU*	30	3
357101002	0.13	Rodeo	Commercial	MU*	75	10
357111010	0.16	Rodeo	Commercial	MU*	75	12
357120002	0.65	Rodeo	Commercial	MU*	75	49
357120003	0.79	Rodeo	Commercial	MU*	75	59
403020009	2.77	Bay View	Public and Semi-Public	RMH	30	83
403020013	0.59	Bay View	Public and Semi-Public	RMH	30	18
403211024	1.69	Montalvin Manor	Commercial	MU*	75	127
403211026	1.14	Montalvin Manor	Commercial	MU*	75	86
403211027	3.63	Montalvin Manor	Commercial	MU*	75	272
403482043	4.55	Bay View	Public and Semi-Public	RMH	30	137
420010001	0.39	El Sobrante	Commercial	MU*	30	12
420010002	1.19	El Sobrante	Commercial	MU*	30	36
420140003	2.12	El Sobrante	Commercial	MU*	30	64

Table 2 Non-Residential Sites Proposed to Allow Residential Units

APN	Acreage	Community Name	Existing General Plan Designation	Proposed General Plan Designation	Proposed Maximum Allowed Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
425160015	0.40	El Sobrante	Open Space	MU*	30	12
425170030	0.77	El Sobrante	Commercial	MU*	30	23
425251006	0.09	El Sobrante	Commercial	MU*	30	3
426070020	2.98	Tara Hills	Public and Semi-Public	RLM	7	21
431070027	0.19	El Sobrante	Open Space	RLM	7	1
520032002	1.09	East Richmond	Public and Semi-Public	MU*	30	33
520042013	0.96	East Richmond	Public and Semi-Public	MU*	30	29
520050001	3.42	East Richmond	Public and Semi-Public	MU*	30	103
520062001	1.59	East Richmond	Public and Semi-Public	MU*	30	48
520070004	2.10	East Richmond	Public and Semi-Public	MU*	30	63
TOTAL	86.34					4,053

¹ Dwelling units per net acre unless otherwise indicated.

² The maximum allowed density multiplied by the site's acreage

RMH = Residential Medium High Density

RM = Residential Medium Density

MU = Mixed Use

RH = Residential High Density

RL = Residential Low Density

RVL = Residential Very Low Density

PS = Public/Semi Public

RLM = Residential Low Medium Density

Note that bolded values are sites that have been added to the inventory since the release of the previous NOP

Table 3 Suitably Designated/Zoned Sites

APN	Acreage	Community Name	Existing General Plan Designation	Maximum Allowable Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
093081027*	0.52	Bay Point	Willow Pass Road Commercial Mixed Use	29.9	15
093081028*	0.52	Bay Point	Willow Pass Road Commercial Mixed Use	29.9	15
093081029*	0.77	Bay Point	Willow Pass Road Commercial Mixed Use	29.9	23
093160005	0.24	Bay Point	Multiple-Family Residential - High Density	29.9	7
093160006	0.27	Bay Point	Multiple-Family Residential - High Density	29.9	8
094012021*	0.13	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012022*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5
094012023*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5
094012024*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5
094012025*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5
094012026*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5
094012027*	0.16	Bay Point	Bay Point Residential Mixed Use	29.9	5

Table 3 Suitably Designated/Zoned Sites

APN	Acreage	Community Name	Existing General Plan Designation	Maximum Allowable Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
094012030*	0.10	Bay Point	Bay Point Residential Mixed Use	29.9	3
094012031*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012032*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012033*	0.13	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012038*	0.14	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012039*	0.15	Bay Point	Bay Point Residential Mixed Use	29.9	4
094012040*	0.13	Bay Point	Bay Point Residential Mixed Use	29.9	4
094013001*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013002*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	4
094013003*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	4
094013004*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013005*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013006*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013012*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	4
094013013*	0.18	Bay Point	Bay Point Residential Mixed Use	29.9	5
094013014*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013015*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094013016*	0.10	Bay Point	Bay Point Residential Mixed Use	29.9	3
094014001*	0.20	Bay Point	Bay Point Residential Mixed Use	29.9	6
094014010*	0.19	Bay Point	Bay Point Residential Mixed Use	29.9	6
094014011*	0.20	Bay Point	Bay Point Residential Mixed Use	29.9	6
094014012*	0.22	Bay Point	Bay Point Residential Mixed Use	29.9	7
094014013*	0.22	Bay Point	Bay Point Residential Mixed Use	29.9	7
094014014*	0.22	Bay Point	Bay Point Residential Mixed Use	29.9	7
094015006*	0.22	Bay Point	Bay Point Residential Mixed Use	29.9	7
094015010*	0.14	Bay Point	Bay Point Residential Mixed Use	29.9	4
094015011*	0.14	Bay Point	Bay Point Residential Mixed Use	29.9	4
094015012*	0.14	Bay Point	Bay Point Residential Mixed Use	29.9	4
094015013*	0.14	Bay Point	Bay Point Residential Mixed Use	29.9	4
094015014*	0.15	Bay Point	Bay Point Residential Mixed Use	29.9	4
094015027*	0.30	Bay Point	Bay Point Residential Mixed Use	29.9	9
094015028*	0.21	Bay Point	Bay Point Residential Mixed Use	29.9	6
094016002*	0.22	Bay Point	Bay Point Residential Mixed Use	29.9	7
094026001*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	3
094026002*	0.12	Bay Point	Bay Point Residential Mixed Use	29.9	3
094026007*	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
094026008	0.11	Bay Point	Bay Point Residential Mixed Use	29.9	3
095120041	0.13	Bay Point	Single-Family Residential - High Density	7.2	1
098052006	0.13	Bay Point	Single-Family Residential - High Density	7.2	1
100303008	0.14	Clyde	Single-Family Residential - High Density	7.2	1
154210027	0.58	Pacheco	Single-Family Residential - Low Density	2.9	2
159180028	0.23	Vine Hill	Single-Family Residential - High Density	7.2	2
159190043	2.39	Vine Hill	Single-Family Residential - High Density	7.2	17
159230007	9.75	Vine Hill	Single-Family Residential - High Density	7.2	70
161262010	0.59	Vine Hill	Multiple-Family Residential - Low Density	6	4

Table 3 Suitably Designated/Zoned Sites

APN	Acreage	Community Name	Existing General Plan Designation	Maximum Allowable Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
161262013	0.69	Vine Hill	Multiple-Family Residential - Low Density	6	4
169231011	0.29	Reliez Valley	Single-Family Residential - Medium Density	12	3
184342008	0.21	Saranap	Single-Family Residential - High Density	7.2	2
197050025	9.89	Alamo	Single-Family Residential - Very Low Density	1	10
197050026	2.50	Alamo	Single-Family Residential - Very Low Density	1	3
354030013	2.39	Crockett	Single-Family Residential - High Density	7.2	17
354041016	0.16	Crockett	Single-Family Residential - High Density	7.2	1
354042029	0.11	Crockett	Single-Family Residential - High Density	7.2	1
354054006	0.22	Crockett	Single-Family Residential - High Density	7.2	2
354064025	0.24	Crockett	Multiple-Family Residential - Low Density	6	1
354072020	0.08	Crockett	Single-Family Residential - High Density	7.2	1
354072027	0.12	Crockett	Multiple-Family Residential - Low Density	6	1
354094014	0.04	Crockett	Multiple-Family Residential - Low Density	6	0
354095024	0.15	Crockett	Single-Family Residential - High Density	7.2	1
354155004	0.11	Crockett	Multiple-Family Residential - Low Density	6	1
354155007	0.12	Crockett	Single-Family Residential - High Density	7.2	1
354231028	0.18	Crockett	Single-Family Residential - High Density	7.2	1
357061010	0.14	Rodeo	Single-Family Residential - High Density	7.2	1
357224013	0.13	Rodeo	Single-Family Residential - High Density	7.2	1
357260071	0.24	Rodeo	Single-Family Residential - High Density	7.2	2
357281005	0.31	Rodeo	Single-Family Residential - High Density	7.2	2
380070035	0.18	Vine Hill	Single-Family Residential - High Density	7.2	1
380070036	0.15	Vine Hill	Single-Family Residential - High Density	7.2	1
380070037	0.14	Vine Hill	Single-Family Residential - High Density	7.2	1
380070038	0.15	Vine Hill	Single-Family Residential - High Density	7.2	1
380070039	0.14	Vine Hill	Single-Family Residential - High Density	7.2	1
380070040	0.14	Vine Hill	Single-Family Residential - High Density	7.2	1
380070041	0.22	Vine Hill	Single-Family Residential - High Density	7.2	2
380070042	0.16	Vine Hill	Single-Family Residential - High Density	7.2	1
380070043	0.23	Vine Hill	Single-Family Residential - High Density	7.2	2
380070044	0.34	Vine Hill	Single-Family Residential - High Density	7.2	2
380080030	0.18	Vine Hill	Single-Family Residential - High Density	7.2	1
380080031	0.20	Vine Hill	Single-Family Residential - High Density	7.2	1
380080058	0.42	Vine Hill	Single-Family Residential - High Density	7.2	3
380120060	0.30	Vine Hill	Single-Family Residential - High Density	7.2	2
380120061	0.30	Vine Hill	Single-Family Residential - High Density	7.2	2
380120087	0.17	Vine Hill	Single-Family Residential - High Density	7.2	1
380120088	0.28	Vine Hill	Single-Family Residential - High Density	7.2	2
403152020	0.51	Tara Hills	Single-Family Residential - High Density	7.2	4
403461003	0.16	Bay View	Single-Family Residential - High Density	7.2	1
409100009	0.04	North Richmond	Multiple-Family Residential - Low Density	6	0
409262012	0.06	North Richmond	Multiple-Family Residential - High Density	29.9	2
409262013	0.06	North Richmond	Multiple-Family Residential - High Density	29.9	2
409262015	0.06	North Richmond	Multiple-Family Residential - High Density	29.9	2
420071012	0.20	El Sobrante	Single-Family Residential - High Density	7.2	1

Table 3 Suitably Designated/Zoned Sites

APN	Acreage	Community Name	Existing General Plan Designation	Maximum Allowable Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
420071014	0.28	El Sobrante	Single-Family Residential - High Density	7.2	2
420071020	0.23	El Sobrante	Single-Family Residential - High Density	7.2	2
420071021	0.30	El Sobrante	Single-Family Residential - High Density	7.2	2
420172019	0.20	El Sobrante	Single-Family Residential - High Density	7.2	1
420172021	0.25	El Sobrante	Single-Family Residential - High Density	7.2	2
425110025	0.18	El Sobrante	Single-Family Residential - High Density	7.2	1
425130002	0.19	El Sobrante	Single-Family Residential - High Density	7.2	1
425130010	6.06	El Sobrante	Single-Family Residential - High Density	7.2	44
425141005	0.44	El Sobrante	Single-Family Residential - High Density	7.2	3
425150046	0.20	El Sobrante	Single-Family Residential - High Density	7.2	1
425180018	0.19	El Sobrante	Single-Family Residential - High Density	7.2	1
425180021	0.87	El Sobrante	Single-Family Residential - High Density	7.2	6
425180041	0.92	El Sobrante	Single-Family Residential - High Density	7.2	7
425190019	0.16	El Sobrante	Single-Family Residential - High Density	7.2	1
425190028	0.22	El Sobrante	Single-Family Residential - High Density	7.2	2
425210003	0.60	El Sobrante	Single-Family Residential - High Density	7.2	4
425220014	0.42	El Sobrante	Single-Family Residential - High Density	7.2	3
425220029	0.99	El Sobrante	Single-Family Residential - High Density	7.2	7
426030070	0.97	El Sobrante	Single-Family Residential - High Density	7.2	7
426030071	5.46	El Sobrante	Single-Family Residential - High Density	7.2	39
426163052	0.35	El Sobrante	Single-Family Residential - High Density	7.2	3
426182001	3.90	El Sobrante	Single-Family Residential - High Density	7.2	28
426182017	1.23	El Sobrante	Single-Family Residential - High Density	7.2	9
426192005	1.55	El Sobrante	Single-Family Residential - High Density	7.2	11
426192007	0.26	El Sobrante	Single-Family Residential - High Density	7.2	2
426192008	1.81	El Sobrante	Single-Family Residential - High Density	7.2	13
426200008	1.11	El Sobrante	Single-Family Residential - High Density	7.2	8
426200010	2.43	El Sobrante	Single-Family Residential - High Density	7.2	18
426210007	1.31	El Sobrante	Single-Family Residential - High Density	7.2	9
426210022	1.83	El Sobrante	Single-Family Residential - High Density	7.2	13
426221049	0.29	El Sobrante	Single-Family Residential - High Density	7.2	2
426243005	1.83	El Sobrante	Single-Family Residential - High Density	7.2	13
426243019	0.57	El Sobrante	Single-Family Residential - High Density	7.2	4
426243039	0.49	El Sobrante	Single-Family Residential - High Density	7.2	4
426243045	0.55	El Sobrante	Single-Family Residential - High Density	7.2	4
426270013	3.06	El Sobrante	Single-Family Residential - High Density	7.2	22
430132002	0.19	El Sobrante	Single-Family Residential - High Density	7.2	1
430161004	0.44	El Sobrante	Single-Family Residential - High Density	7.2	3
430161020	0.37	El Sobrante	Single-Family Residential - High Density	7.2	3
430184021	0.24	El Sobrante	Single-Family Residential - Low Density	2.9	1
431070026	0.27	El Sobrante	Single-Family Residential - High Density	7.2	2
431070028	0.20	El Sobrante	Single-Family Residential - High Density	7.2	1
431070035	0.20	El Sobrante	Single-Family Residential - High Density	7.2	1
433190041	0.22	El Sobrante	Single-Family Residential - High Density	7.2	2
433190043	0.23	El Sobrante	Single-Family Residential - High Density	7.2	2

Table 3 Suitably Designated/Zoned Sites

APN	Acreage	Community Name	Existing General Plan Designation	Maximum Allowable Density (units/net acre) ¹	Proposed Maximum Allowable Units ²
433190060	0.93	El Sobrante	Single-Family Residential - High Density	7.2	7
433241057	0.45	El Sobrante	Single-Family Residential - High Density	7.2	3
433241065	0.23	El Sobrante	Single-Family Residential - High Density	7.2	2
433460007	0.35	El Sobrante	Single-Family Residential - High Density	7.2	3
435120070	0.16	El Sobrante	Single-Family Residential - High Density	7.2	1
435130015	0.23	El Sobrante	Single-Family Residential - High Density	7.2	2
TOTAL	92.42				791

¹ Dwelling units per net acre unless otherwise indicated.

² The maximum allowed density multiplied by the site's acreage

Note that sites with asterisks (*) are sites that include pending development projects which may have undergone land use changes that are being evaluated outside of the proposed project.

Note that bolded values are sites that have been added to the inventory since the release of the previous NOP.

Table 4 Sites that have been Removed from the Inventory

APN	Acreage	Community Name	Proposed Maximum Allowed Density (units/net acre) ¹ in Previous NOP
425110027	1.17	El Sobrante	30
426261050	0.20	El Sobrante	30
430152092	0.14	El Sobrante	30
430152093	0.23	El Sobrante	30
430152094	0.27	El Sobrante	30
430152095	0.48	El Sobrante	30
197010029	0.23	Alamo	30
093100059	0.98	Bay Point	30
093100060	2.87	Bay Point	30
096020081	0.62	Bay Point	30
098210001	2.35	Bay Point	30
375311001	0.96	Mt View	30
375311003	0.49	Mt View	30
409172019	0.23	North Richmond	30
011220010	22.96	Discovery Bay	7
011220017	40.45	Discovery Bay	7
011220018	6.73	Discovery Bay	7
011230006	44.70	Discovery Bay	7
011230007	42.22	Discovery Bay	7
420172017	0.24	El Sobrante	7
420172020	0.20	El Sobrante	7
420172039	0.13	El Sobrante	7
425180010	0.57	El Sobrante	7
161280005	1.98	Vine Hill	7
096042007	0.63	Bay Point	70
096042025	0.63	Bay Point	70
093090029	0.51	Bay Point	75

Table 4 Sites that have been Removed from the Inventory

APN	Acreage	Community Name	Proposed Maximum Allowed Density (units/net acre) ¹ in Previous NOP
095021009	0.62	Bay Point	75
125077024	0.08	Pacheco	75
357042008	0.07	Rodeo	75
357052015	0.05	Rodeo	75
357140039	0.65	Rodeo	75
357140041	0.65	Rodeo	75
357140056	0.14	Rodeo	75
357140057	0.07	Rodeo	75
357140058	0.11	Rodeo	75
357140059	0.08	Rodeo	75
357140060	0.14	Rodeo	75
357140062	0.11	Rodeo	75
357140063	0.12	Rodeo	75
357140064	0.19	Rodeo	75
357151002	0.56	Rodeo	75
357151035	0.12	Rodeo	75
357151036	1.07	Rodeo	75
184010035	0.60	Saranap	75
184010046	0.69	Saranap	75
184450025	0.62	Saranap	75
185370010	0.76	Saranap	75
185370012	0.19	Saranap	75
185370018	0.27	Saranap	75
185370033	0.31	Saranap	75
380193024	1.79	Vine Hill	75
380194004	0.10	Vine Hill	75
380194009	0.76	Vine Hill	75
031010012	3.85	Bethel Island	17
031160001	0.14	Bethel Island	17
031160021	0.17	Bethel Island	17
031160022	0.17	Bethel Island	17
031160023	0.17	Bethel Island	17
031170008	0.12	Bethel Island	17
031170009	0.14	Bethel Island	17
031170011	0.18	Bethel Island	17
031170012	0.16	Bethel Island	17
031170013	0.18	Bethel Island	17
031180017	0.18	Bethel Island	17
031180018	0.16	Bethel Island	17
031180019	0.17	Bethel Island	17
031180039	0.14	Bethel Island	17
031180042	0.18	Bethel Island	17
031180043	0.16	Bethel Island	17
031180044	0.19	Bethel Island	17

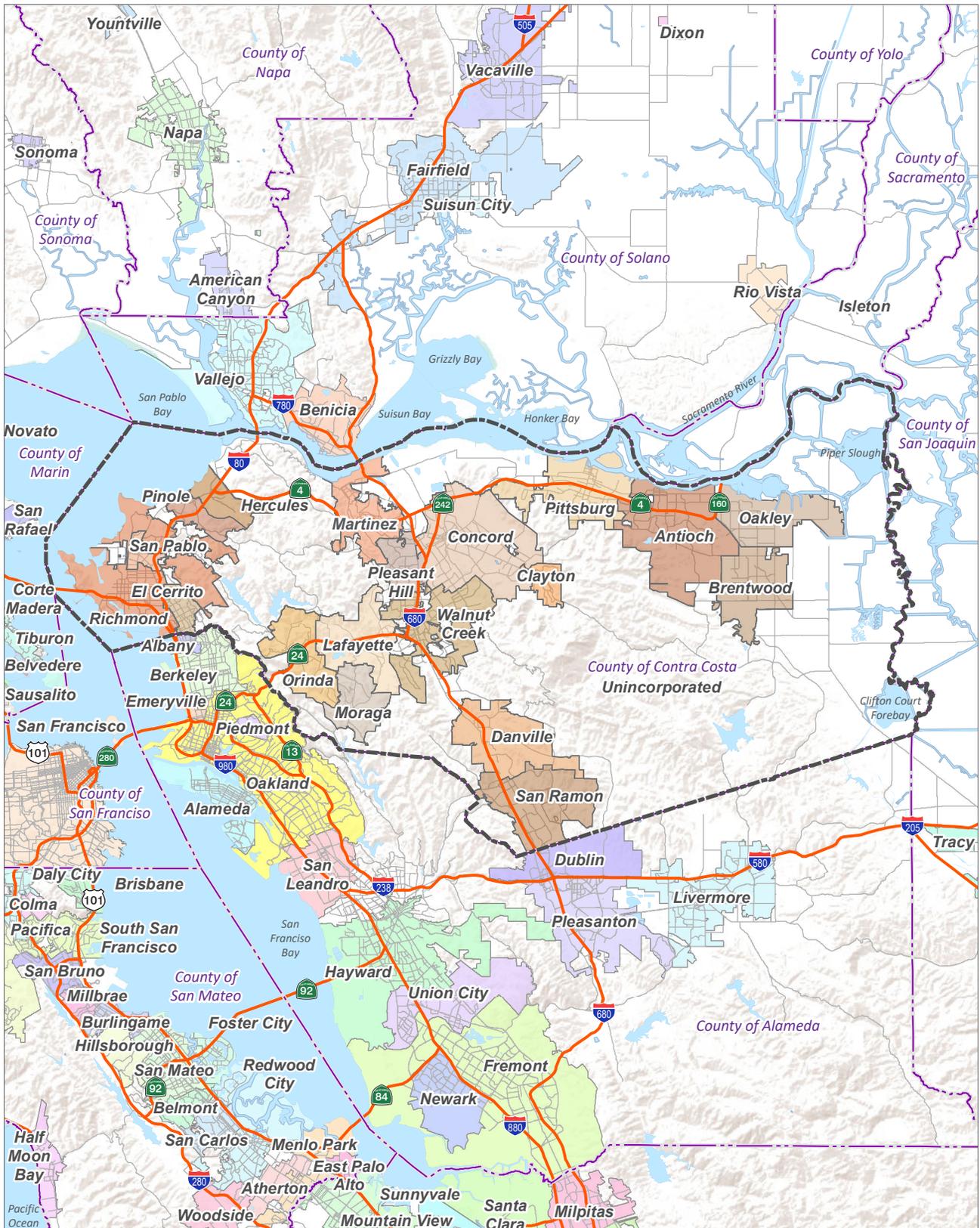
Table 4 Sites that have been Removed from the Inventory

APN	Acreage	Community Name	Proposed Maximum Allowed Density (units/net acre) ¹ in Previous NOP
031200010	0.15	Bethel Island	17
031200012	0.18	Bethel Island	17
031200013	0.16	Bethel Island	17
031200014	0.18	Bethel Island	17
031200036	0.18	Bethel Island	17
031200037	0.16	Bethel Island	17
031200038	0.18	Bethel Island	17
031210009	0.18	Bethel Island	17
031210010	0.15	Bethel Island	17
031210011	0.18	Bethel Island	17
031210014	0.14	Bethel Island	17
031210020	0.15	Bethel Island	17
031210041	0.14	Bethel Island	17
031220016	0.17	Bethel Island	17
031220017	0.16	Bethel Island	17
031220018	0.18	Bethel Island	17
031220034	0.14	Bethel Island	17
031230015	0.14	Bethel Island	17
031230016	0.18	Bethel Island	17
031230017	0.16	Bethel Island	17
031230018	0.17	Bethel Island	17
031230021	0.14	Bethel Island	17
031230047	0.15	Bethel Island	17
031240011	0.16	Bethel Island	17
031240030	0.18	Bethel Island	17
031240031	0.15	Bethel Island	17
031240032	0.18	Bethel Island	17
031240046	0.17	Bethel Island	17
031240056	0.13	Bethel Island	17
031240061	0.17	Bethel Island	17
031240062	0.16	Bethel Island	17
031240063	0.23	Bethel Island	17
031240070	0.15	Bethel Island	17
031240071	0.15	Bethel Island	17
031250007	0.14	Bethel Island	17
403202011	2.76	Montalvin Manor	17
380231020	0.31	Vine Hill	17
148170051	2.36	Contra Costa Centre	125
357120074	0.99	Rodeo	125
004500005	545.22	Discovery Bay	0
196370032	3.79	Alamo	7
188330038	5.55	Alamo	17
192142031	6.90	Alamo	17
TOTAL	764.08		

Table 4 Sites that have been Removed from the Inventory

APN	Acreage	Community Name	Proposed Maximum Allowed Density (units/net acre) ¹ in Previous NOP
<i>¹ Dwelling units per net acre unless otherwise indicated.</i>			

HOUSING ELEMENT UPDATE



Source: ESRI, 2022

--- Contra Costa County Boundary

--- County Boundary



Figure 1
Regional Location

HOUSING ELEMENT UPDATE

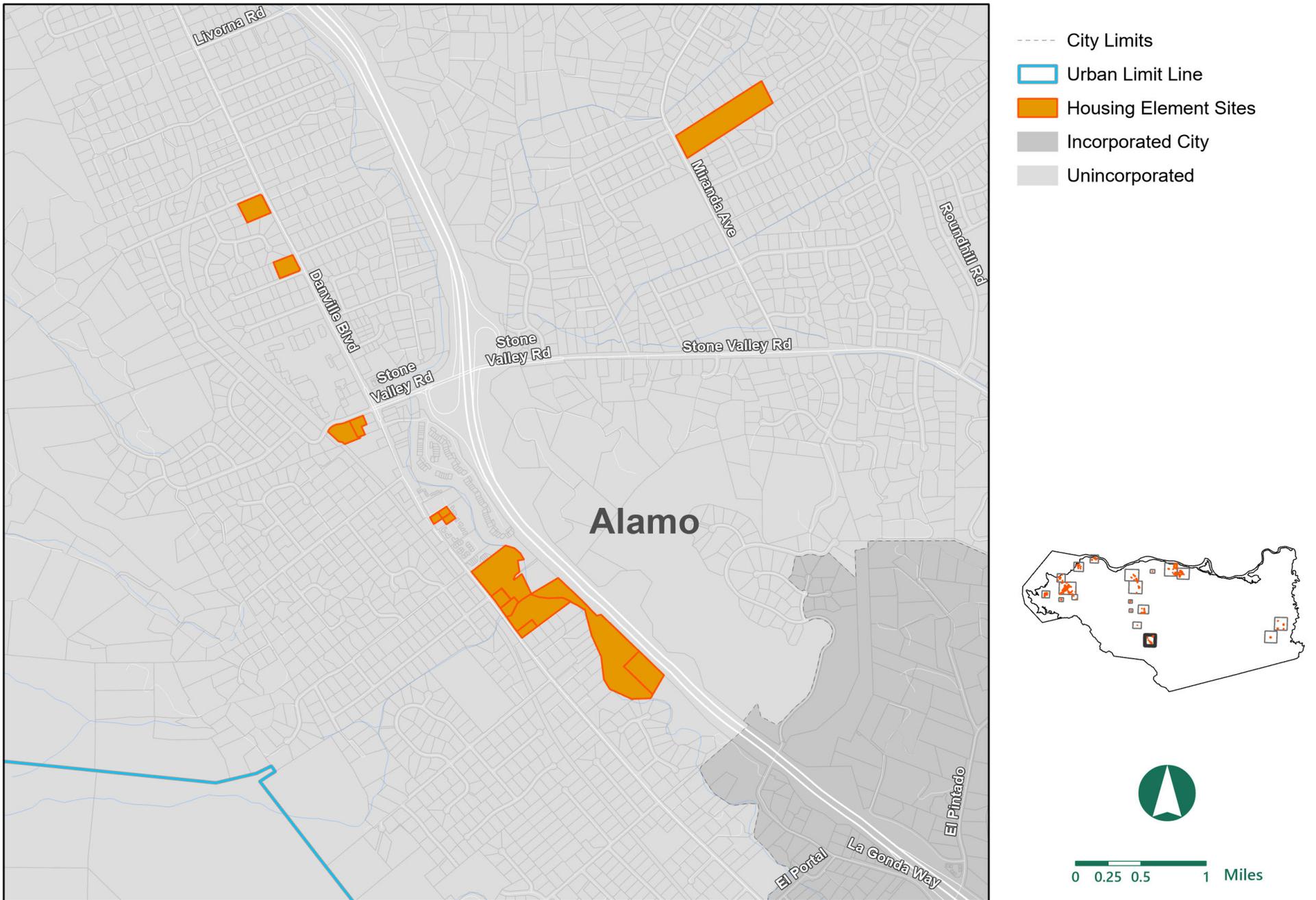


Figure 2
Housing Sites Inventory- Alamo

HOUSING ELEMENT UPDATE

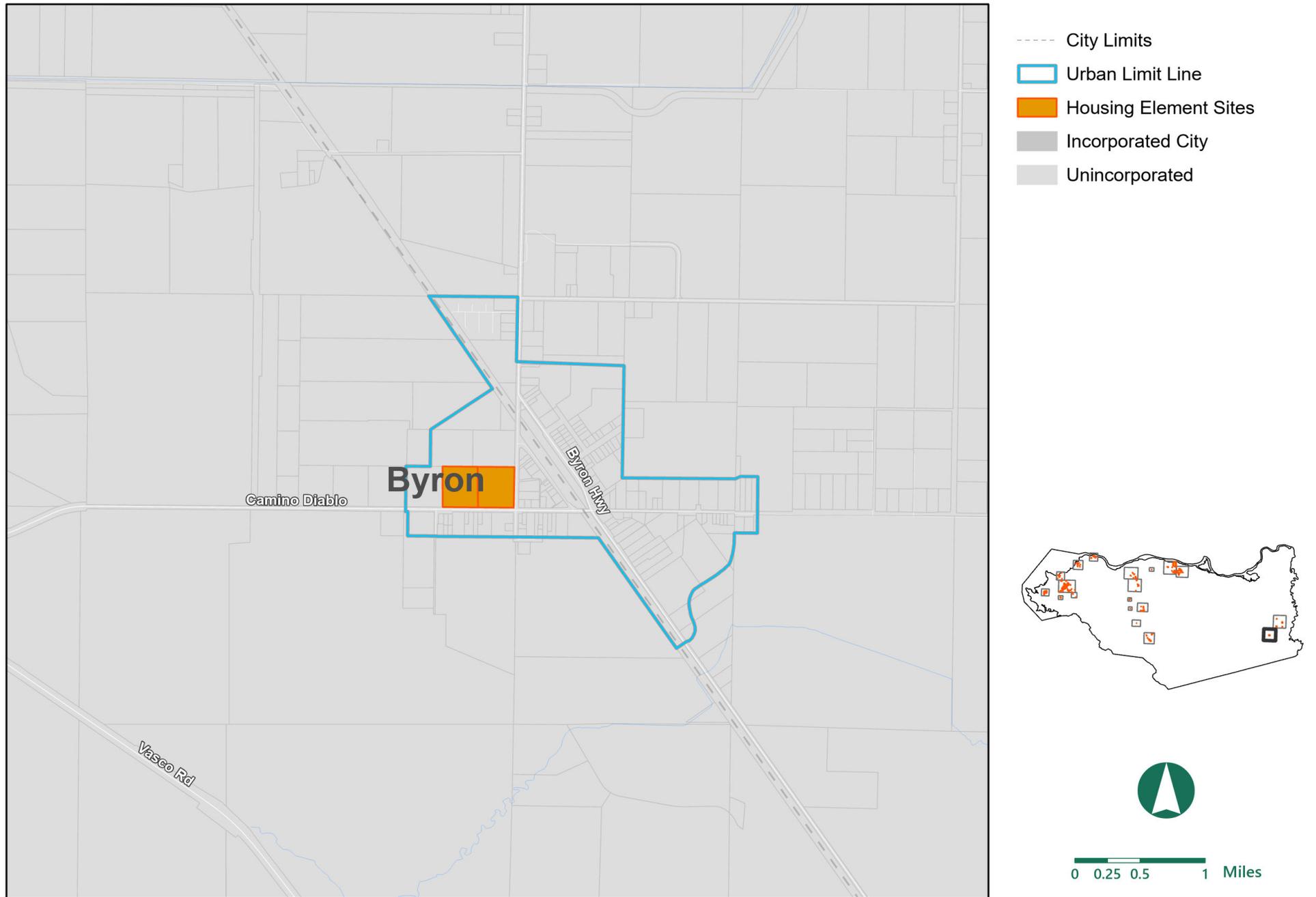


Figure 3
Housing Sites Inventory- Byron

HOUSING ELEMENT UPDATE

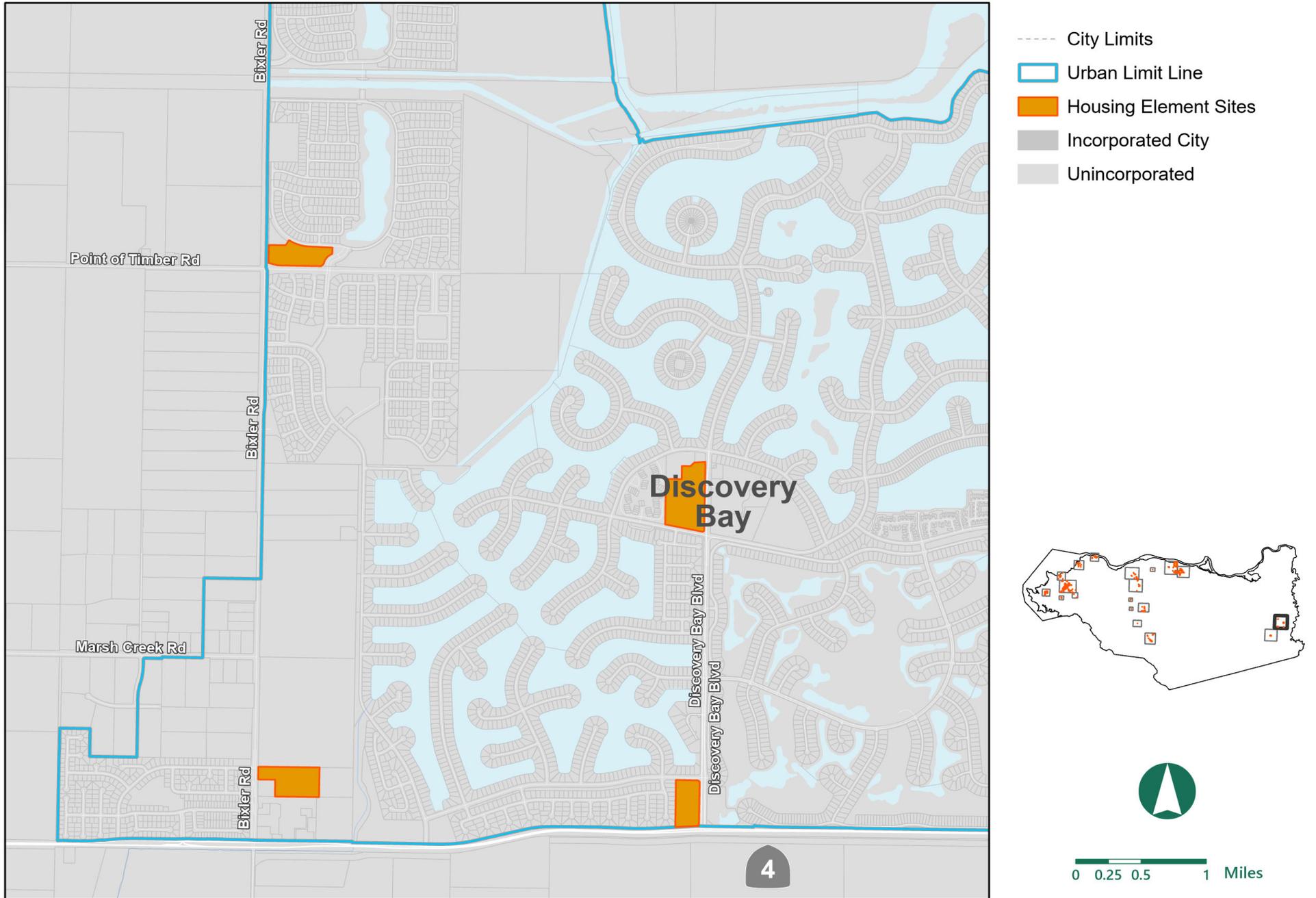


Figure 5
Housing Sites Inventory- Discovery Bay

HOUSING ELEMENT UPDATE

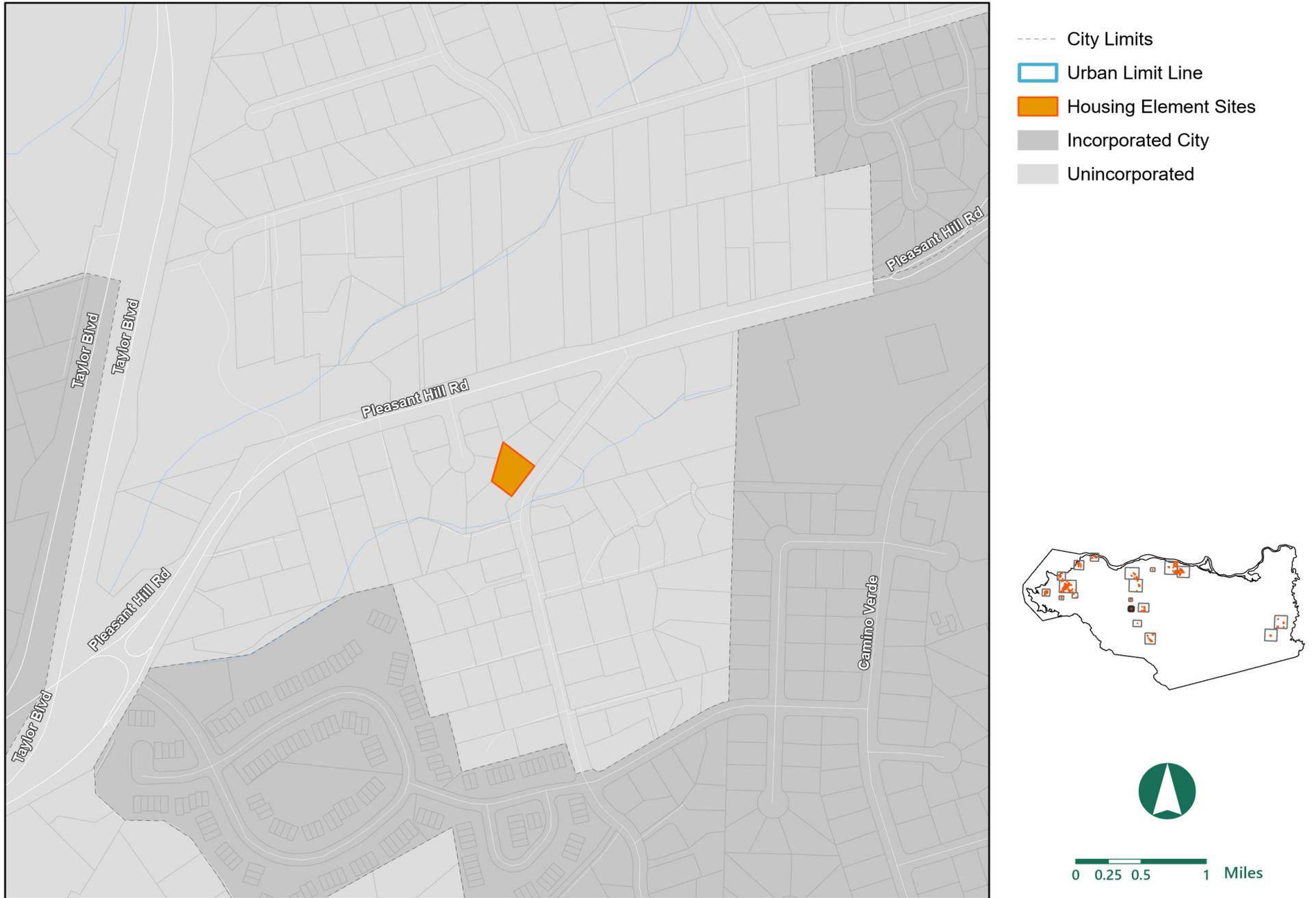


Figure 6
Housing Sites Inventory- Reliez Valley

HOUSING ELEMENT UPDATE

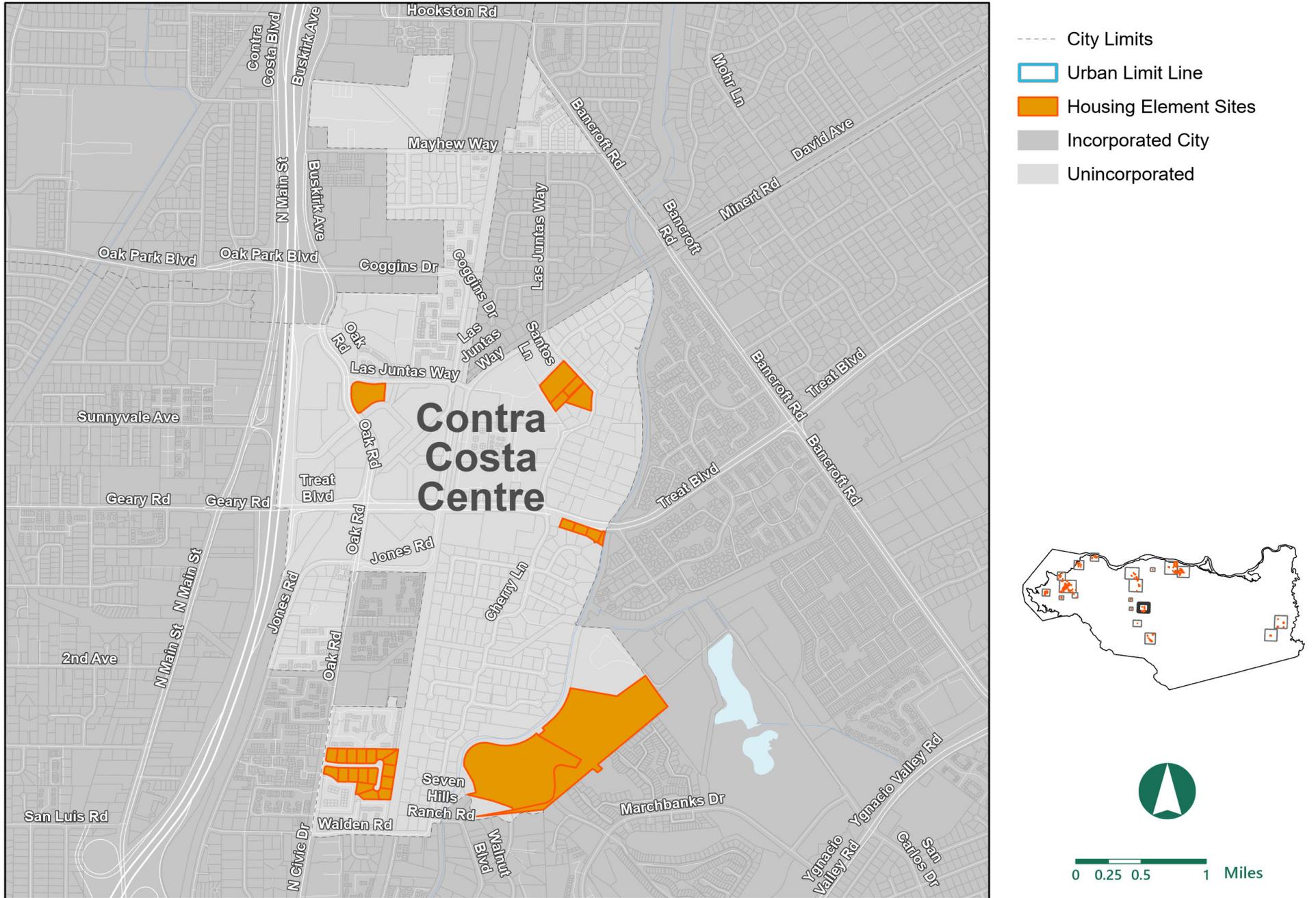


Figure 7
Housing Sites Inventory- Contra Costa Centre

HOUSING ELEMENT UPDATE

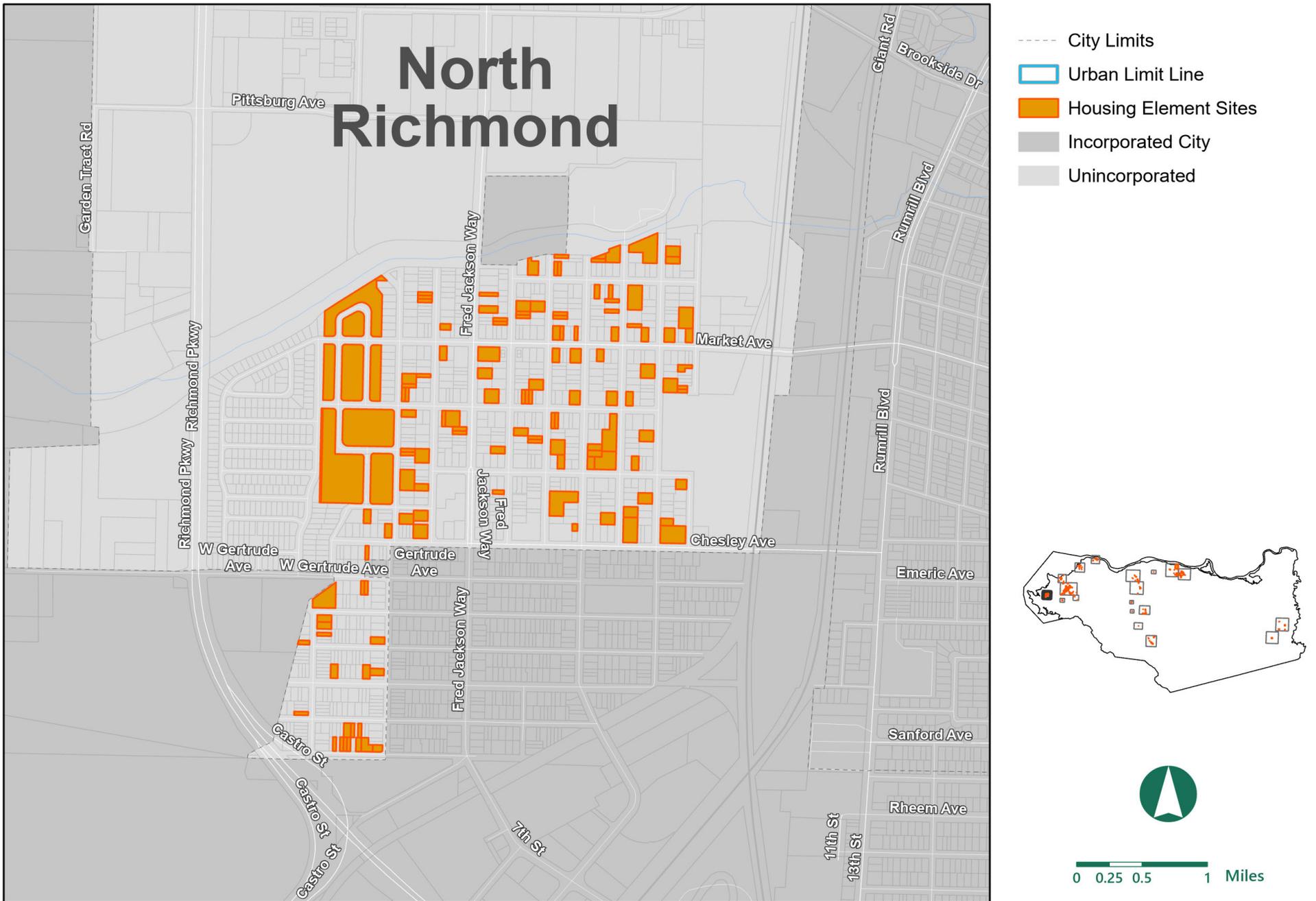


Figure 8
Housing Sites Inventory- North Richmond

HOUSING ELEMENT UPDATE

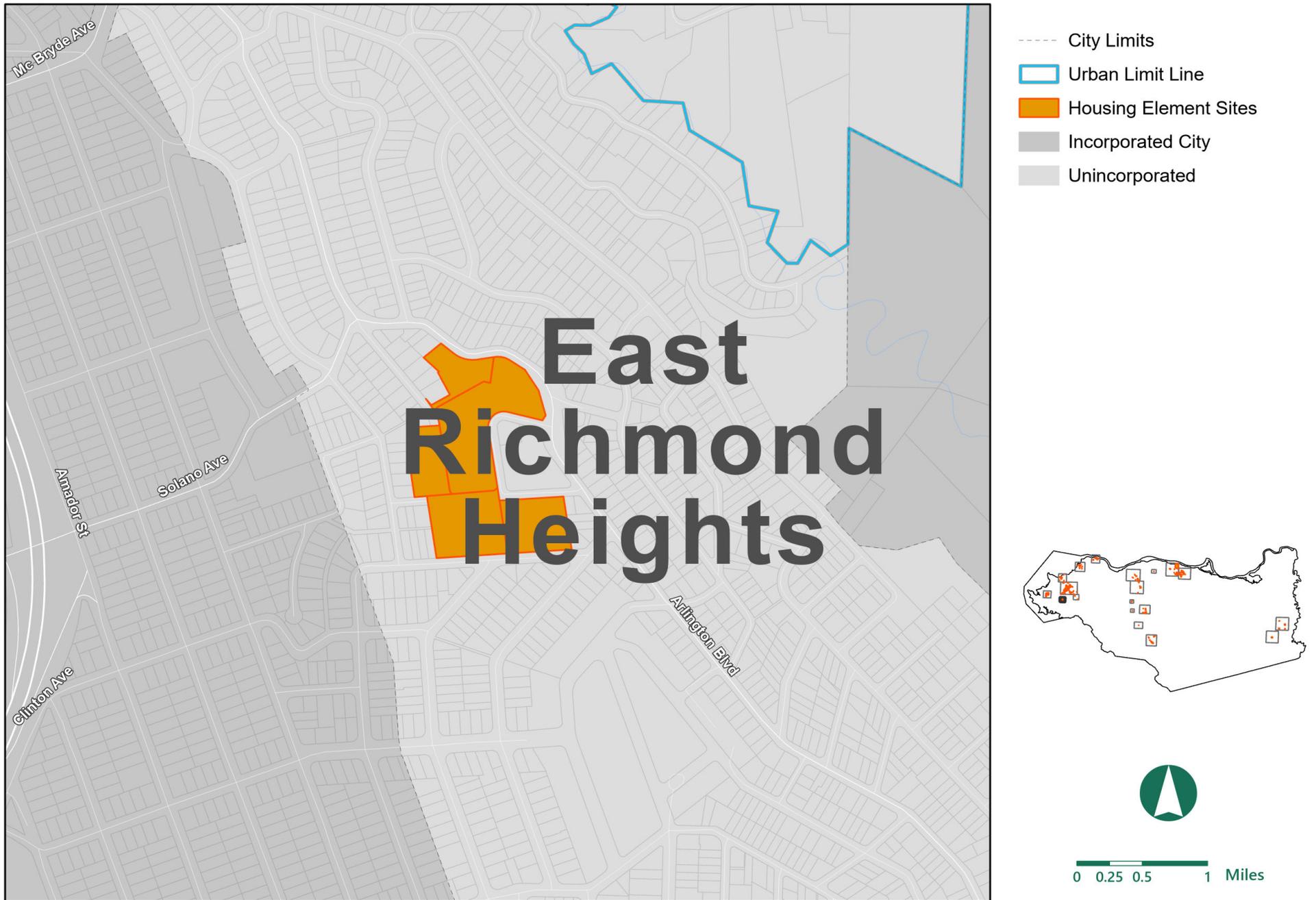


Figure 9
Housing Sites Inventory- East Richmond Heights

HOUSING ELEMENT UPDATE

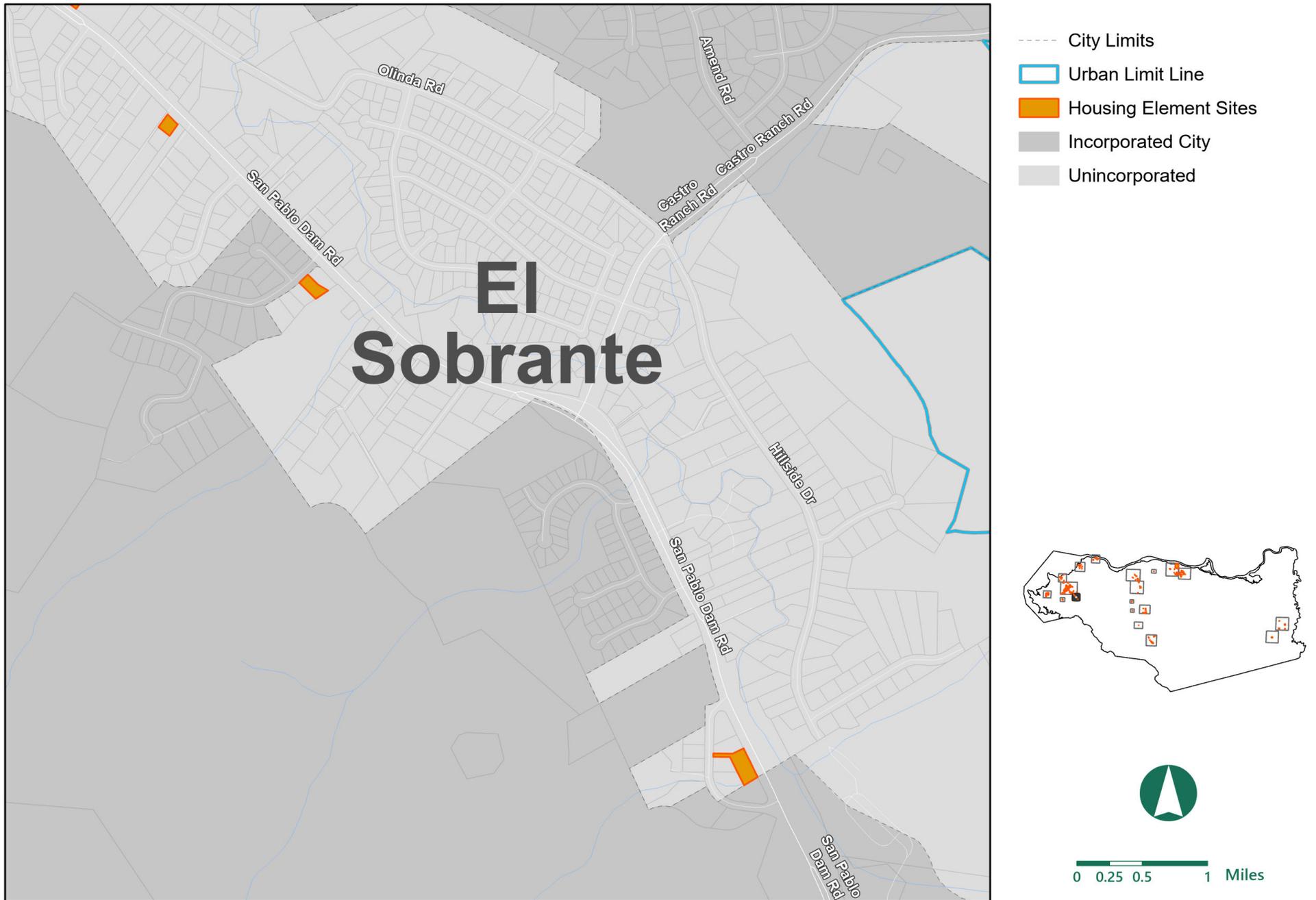


Figure 10
Housing Sites Inventory- El Sobrante

HOUSING ELEMENT UPDATE

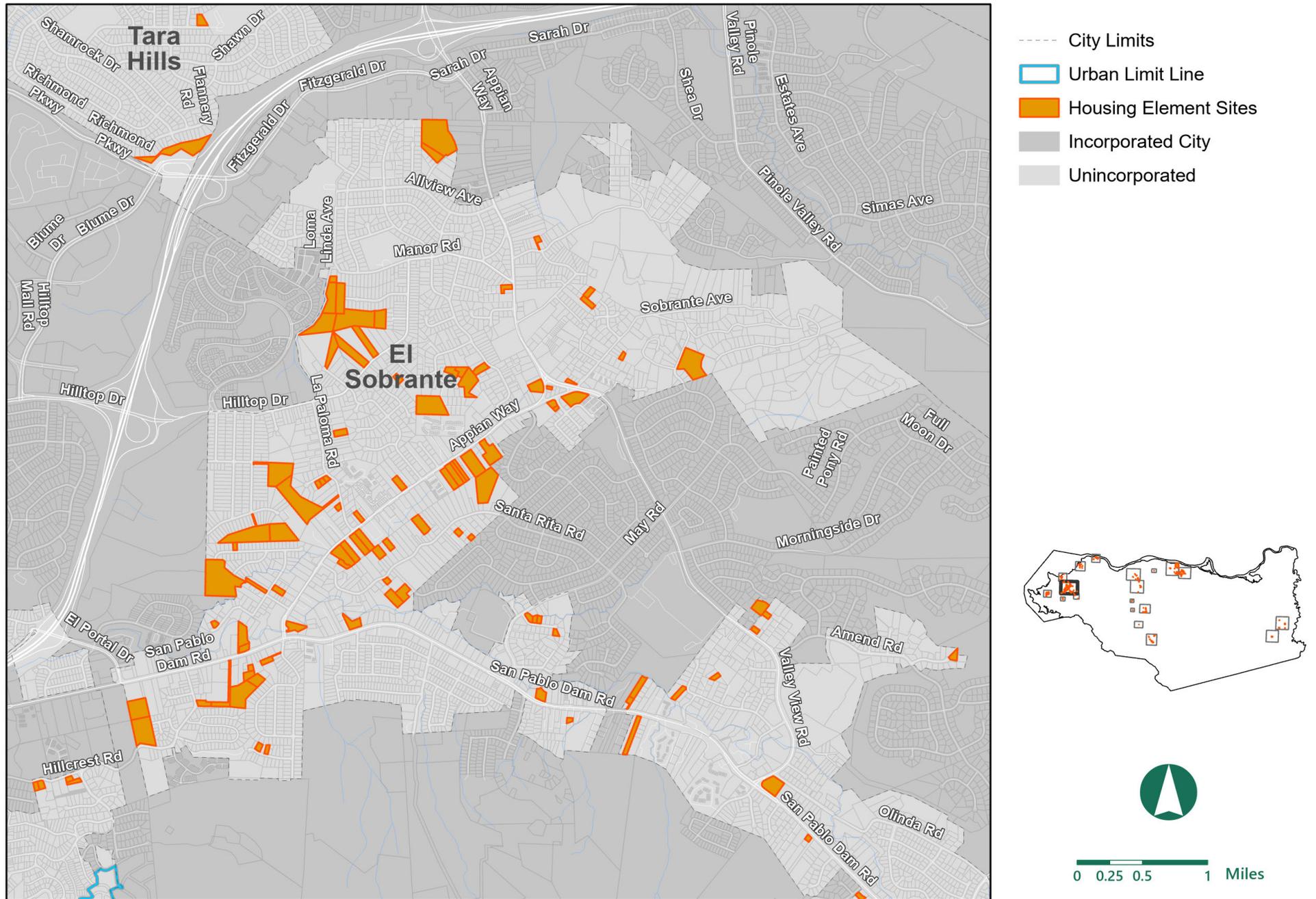


Figure 11
Housing Sites Inventory- El Sobrante/Tara Hills (South)

HOUSING ELEMENT UPDATE

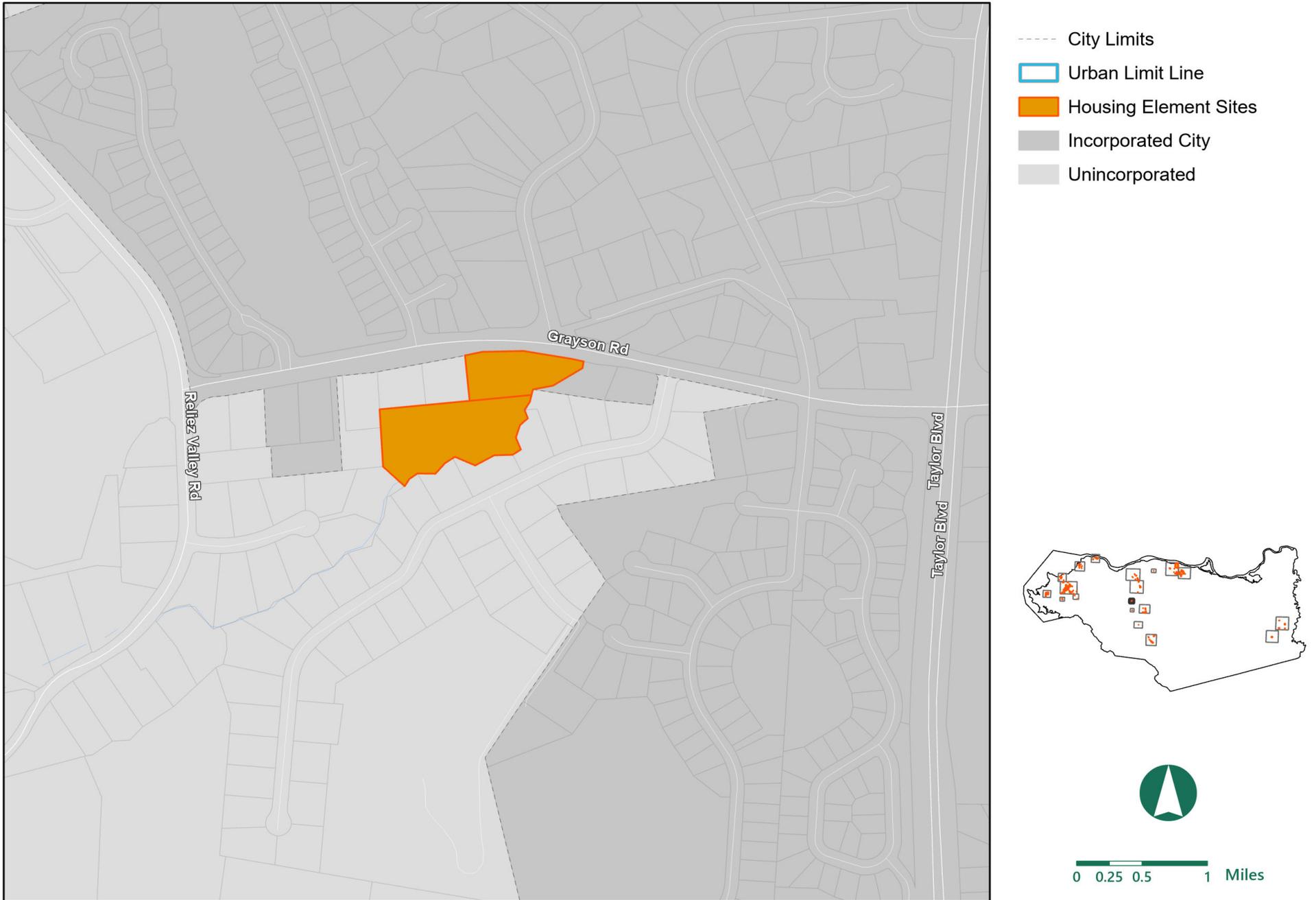


Figure 12
Housing Sites Inventory- Pleasant Hill (Unincorporated)

HOUSING ELEMENT UPDATE

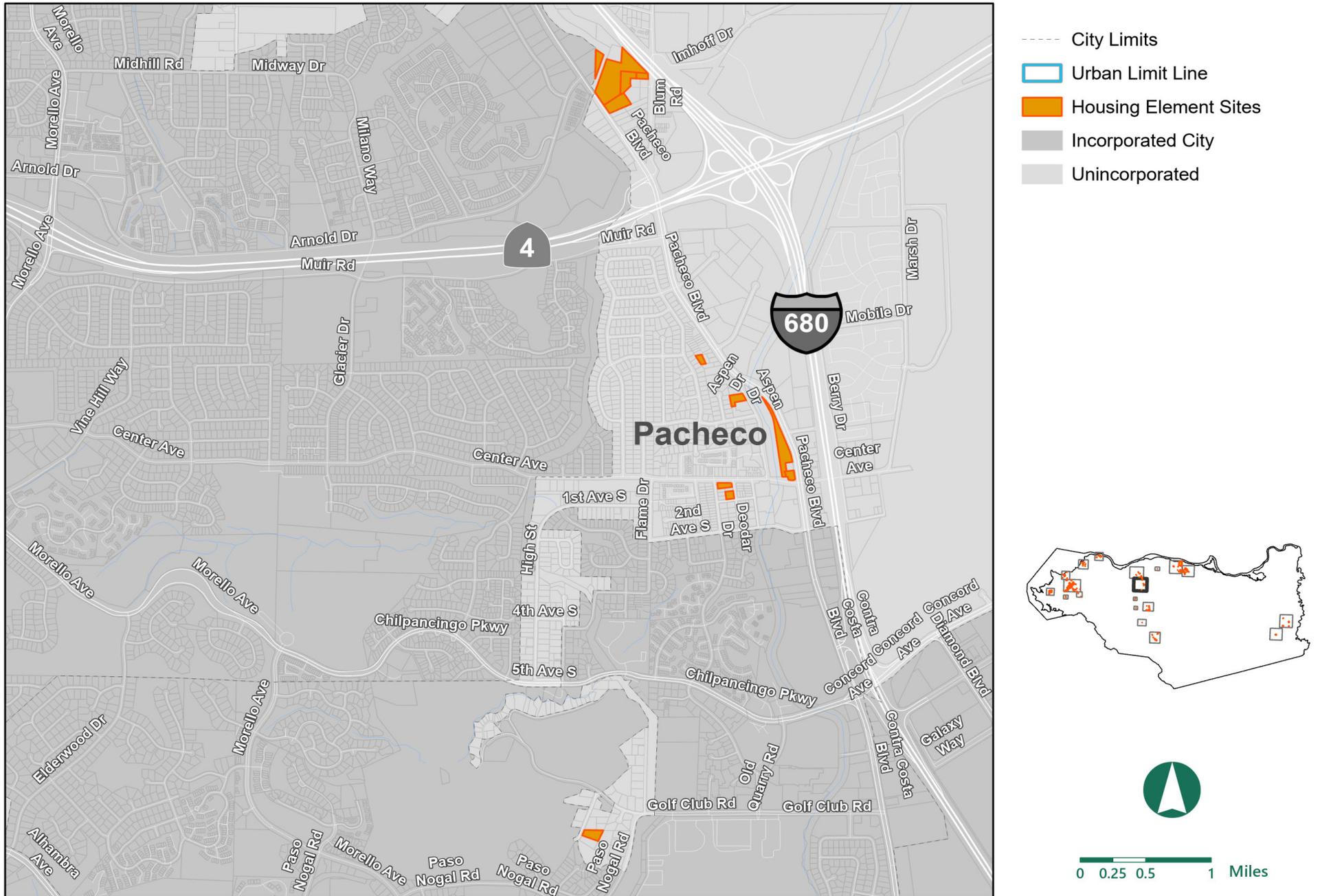


Figure 13
Housing Sites Inventory- Pacheco

HOUSING ELEMENT UPDATE

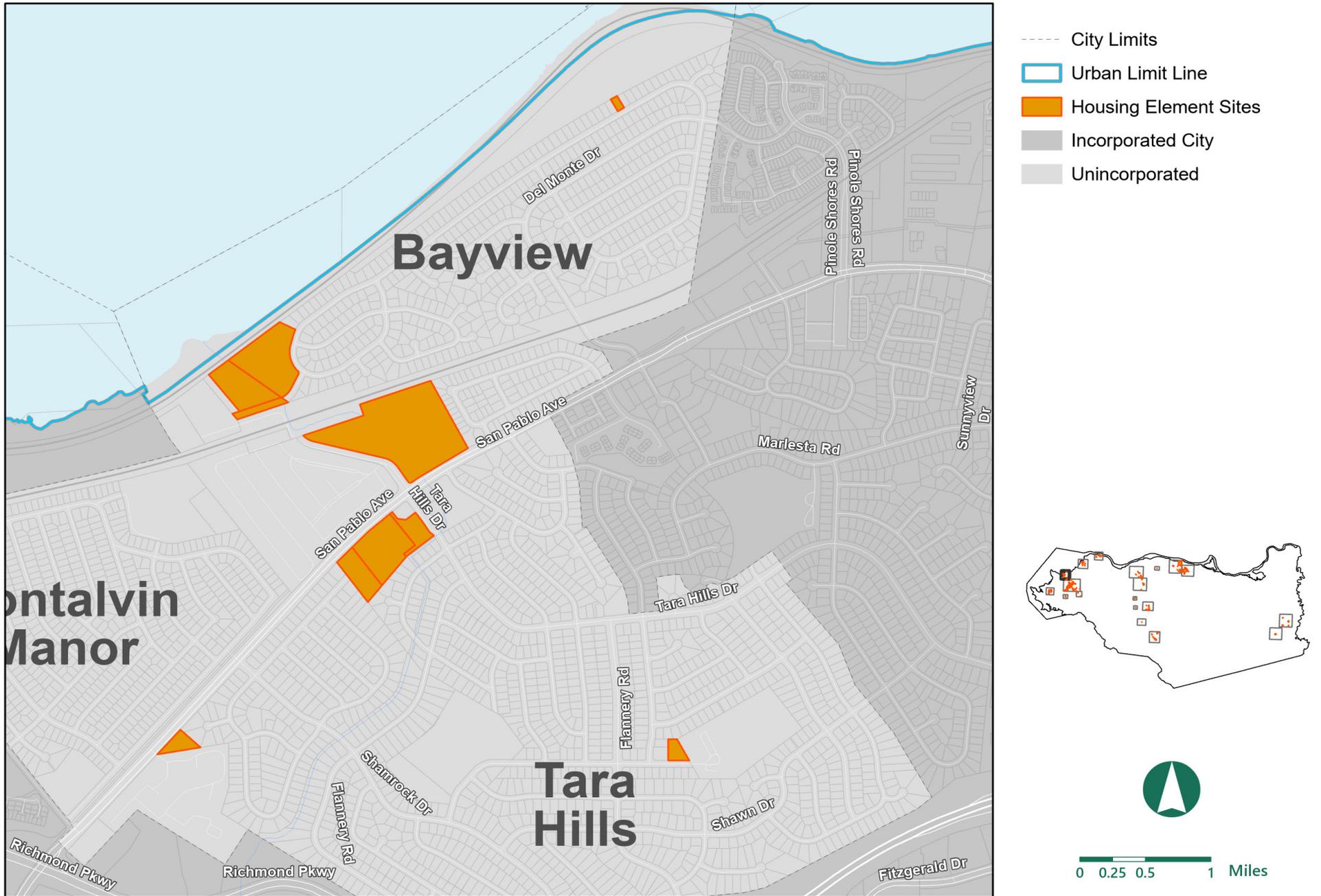


Figure 14
Housing Sites Inventory- Bayview/Tara Hills (North)

HOUSING ELEMENT UPDATE

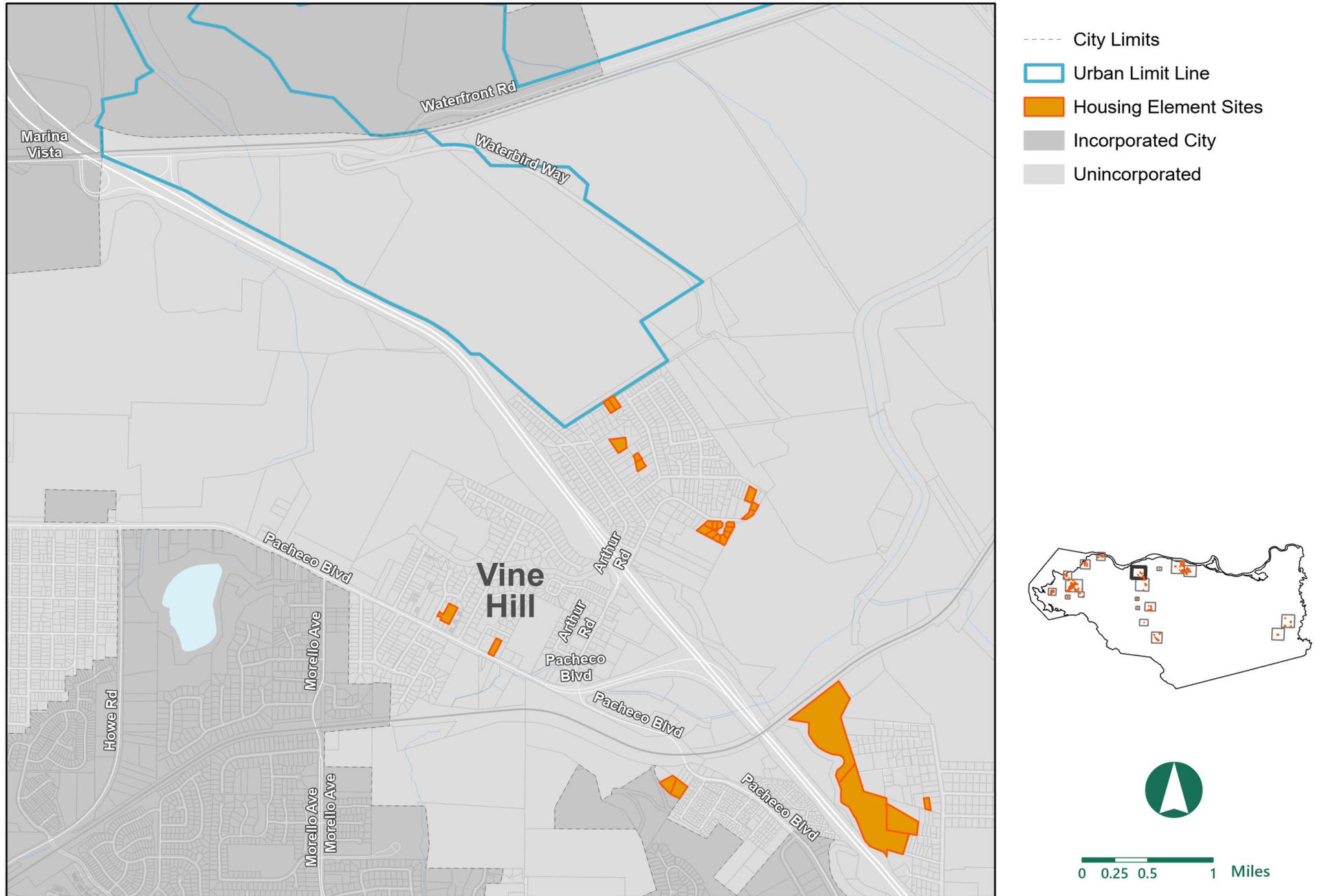


Figure 15
Housing Sites Inventory- Vine Hill

HOUSING ELEMENT UPDATE

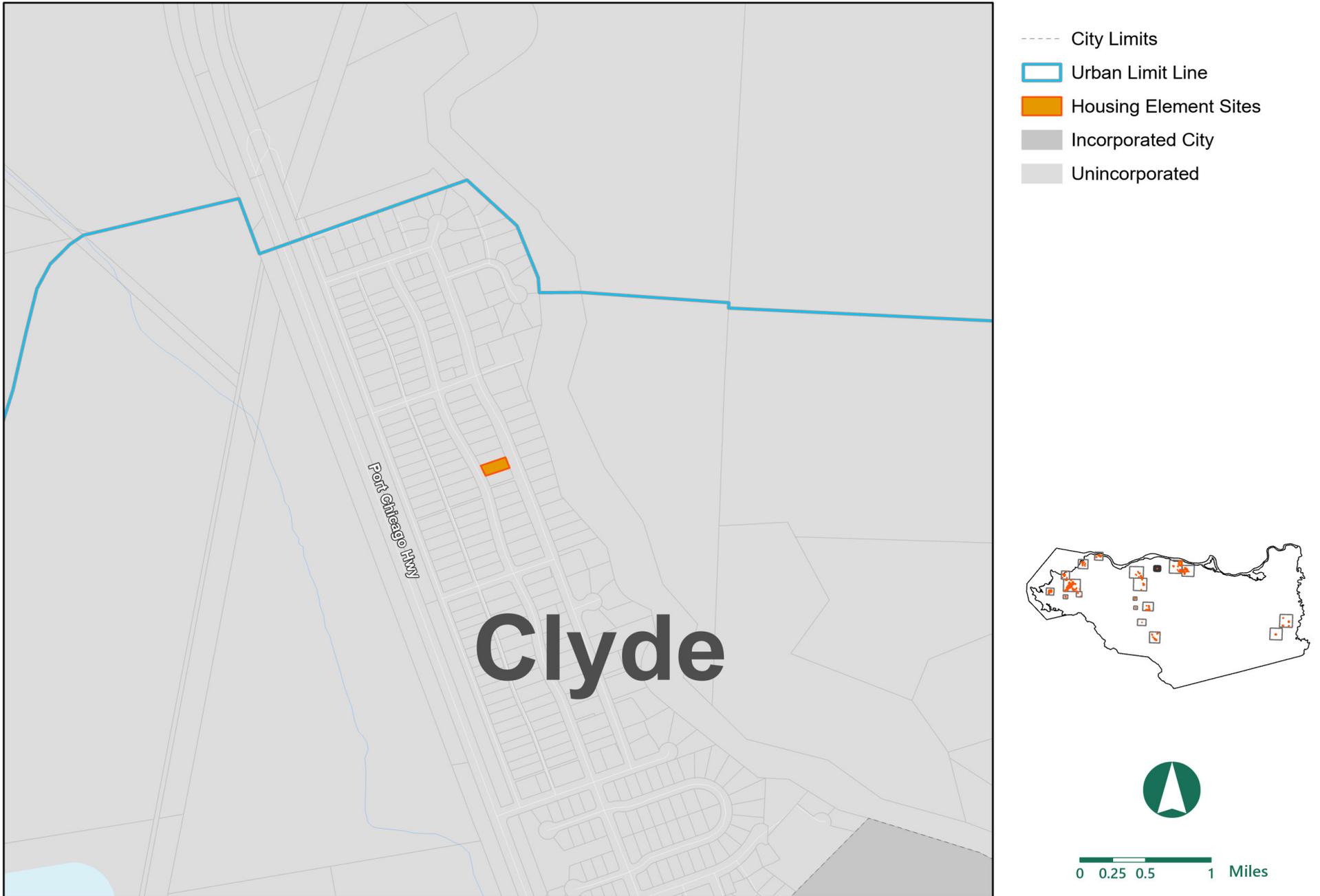


Figure 16
Housing Sites Inventory- Clyde

HOUSING ELEMENT UPDATE

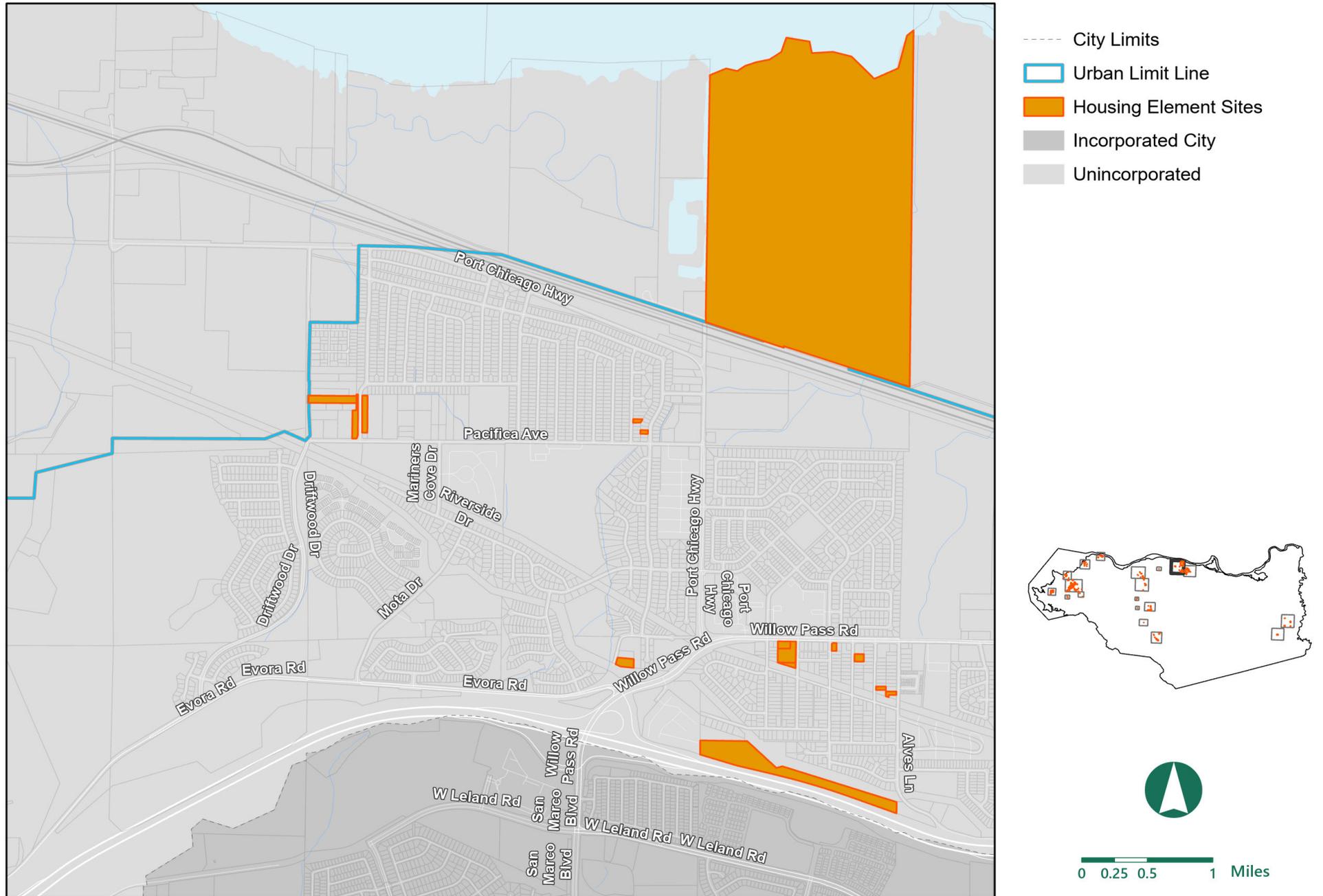


Figure 17
Housing Sites Inventory- Bay Point (West)

HOUSING ELEMENT UPDATE

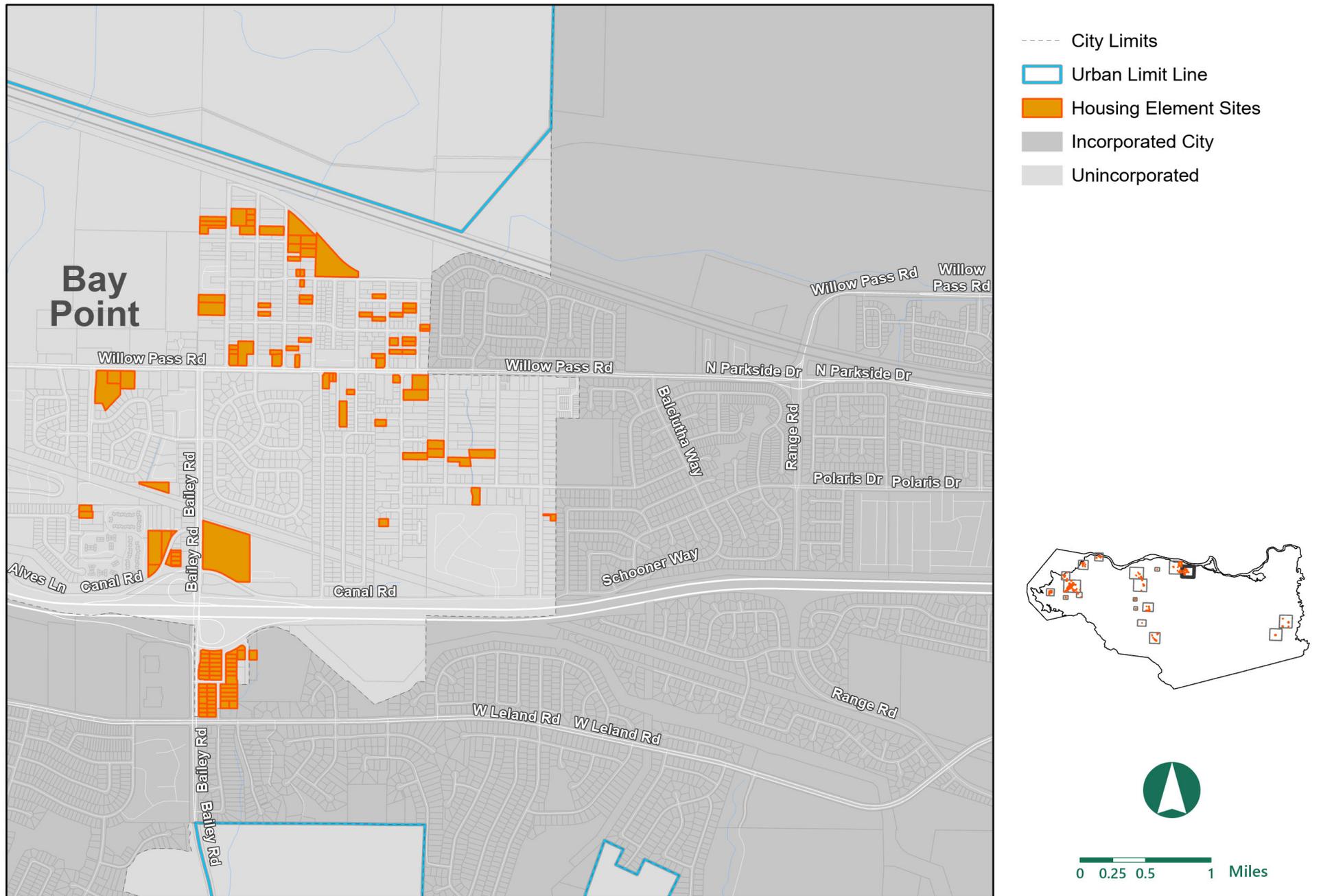


Figure 18
Housing Sites Inventory- Bay Point (East)

HOUSING ELEMENT UPDATE

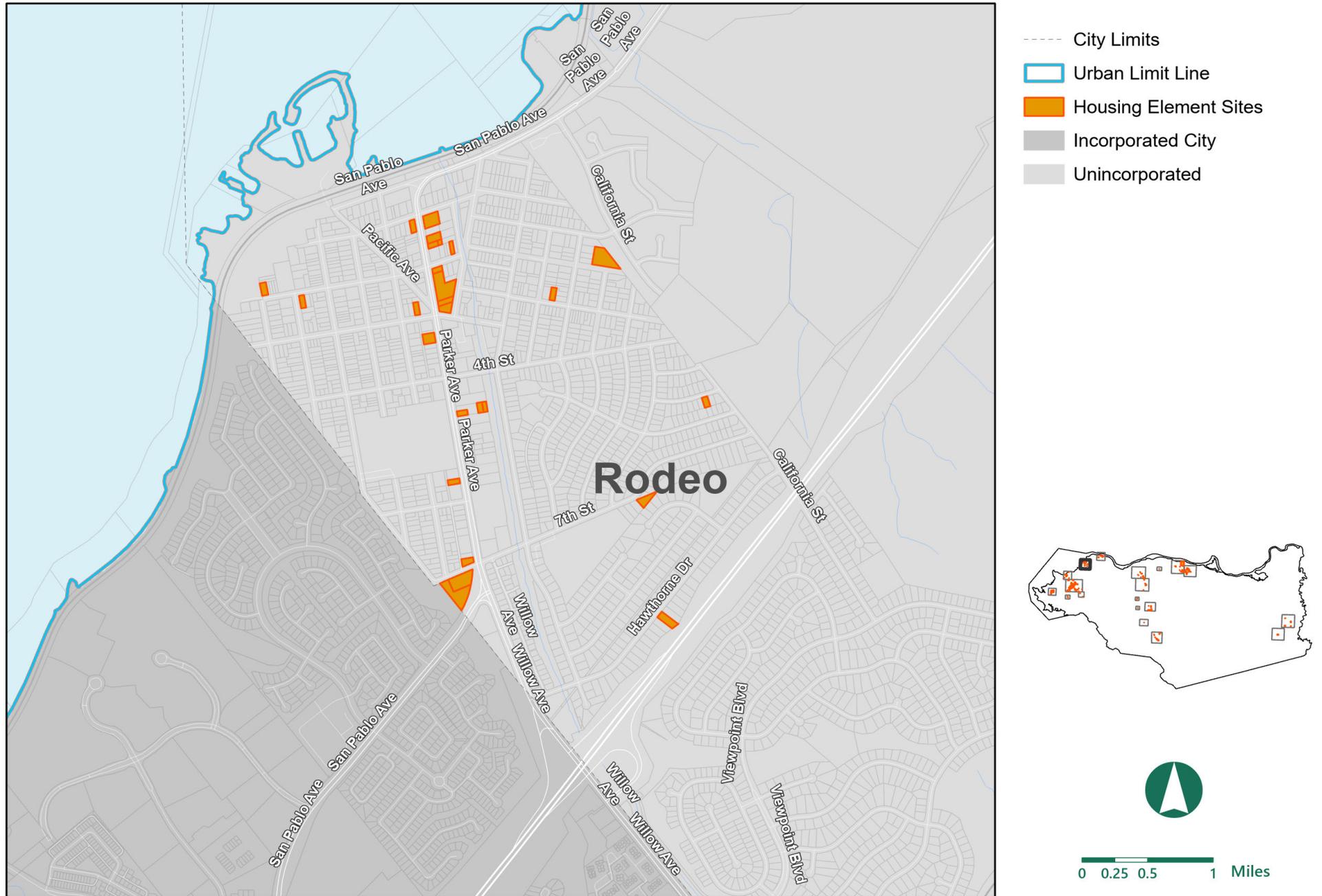


Figure 19
Housing Sites Inventory- Rodeo

